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Introduction

COMPREHENSIVE PLAN¹

- a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.
- b) A comprehensive plan may:
 - 1) Include but is not limited to provisions on land use, transportation, and public facilities;
 - 2) Consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
 - 3) Be used to coordinate and guide the establishment of development regulations.
- c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.
- d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN²

- a) A comprehensive plan may be adopted or amended by ordinance following:
 - 1) A hearing at which the public is given the opportunity to give testimony and present written evidence; and
 - 2) Review by the municipality's planning commission or department, if one exists.
- b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

What is a Comprehensive Plan?

A Comprehensive Plan is a written document formally adopted by the local legislature that contains goals, objectives, and strategies for the future development and conservation of the community. In Texas, Chapter 213 of the Texas Local Government Code provides that City's may adopt a Comprehensive Plan, and determine what elements the Comprehensive Plan contains, and what effect it may have.

A Comprehensive Plan is a road map that guides a municipality's decision related to its future growth and development. It expresses the vision, goals, strategies, and policies of a city or town and is intended to be implemented over ten to fifteen years.

A Comprehensive Plan need not be formally adopted by City Council, though most are, and the Comprehensive Plan provides policy support for the adoption of regulations. If adopted, it must be adopted by ordinance, but it does not establish regulations by itself. All land use regulations and approvals must be done in accordance with an adopted Comprehensive Plan. It is a guiding document that must be considered when developing any land use laws, such as zoning, that will be used to implement the Comprehensive Plan. Those land use laws must be developed and adopted through separate processes.

¹ Sec. 213.002 of the Texas Local Government Code

² Sec. 213.003 of the Texas Local Government Code

A Comprehensive Plan need not be a single document. Evidence of a plan can be found in various planning documents, such as Council or Planning and Zoning Commission meeting minutes that reflect decision making, studies and environmental reviews, and the zoning law itself.

What is the purpose of a Comprehensive Plan?

The purpose of the Comprehensive Plan is to function as a general policy guide for future development. It should be used in conjunction with other land use planning tools such as site development, subdivision, and zoning ordinances. The Comprehensive Plan should be used by appointed and elected officials and City Staff as a guide to all major decisions affecting growth and development within the City of Deer Park.

Comprehensive Plans are developed to provide a logical and analytical approach towards short and long range planning for cities.

The benefits for this approach are:

- A. The Comprehensive Plan provides a framework for long-range planning for the City of Deer Park.
- B. Developers and lending institutions are more comfortable with a city that has a Comprehensive Plan since the Comprehensive Plan:
 - a. Avoids uncertainty;
 - b. Aids in orderly growth; and
 - c. Aids in maintaining and/or enhancing property values.
- C. The Comprehensive Plan provides a framework by which short-range plans can be evaluated and accommodated into long-range plans such as:
 - a. Subdivisions related to the thoroughfare plan; and
 - b. Relationship of zoning requests to long-range plans.
- D. The Comprehensive Plan provides a framework for logical and cost-effective development of utility systems, community facilities, (parks, schools, libraries), and thoroughfare systems.
- E. It is a major method to comprehensively examine a community's physical needs, over an extended period of time (10-30 years to ultimate development), plan and spend public funds in the most cost effective and timely manner.
- F. It provides a basis for capital improvement programs to proceed in a cost-effective, logical and timely manner (new police and fire stations, new streets, new municipal buildings, etc.)
- G. It provides a basis for zoning districts, mapping, and subdivision ordinances.
- H. It serves as a framework for more detailed physical planning such as:
 - a. Neighborhood plans, corridor plans, urban design plans, land use plans, economic development strategies, subdivision design, landscape standards, signage, streetscape and other related standards.
- I. The Comprehensive Plan serves to promote the public good, the interest of the community at large, instead of interests of individuals or special groups within the community.
- J. The Comprehensive Plan can demonstrate the reasonableness and fairness of the Comprehensive Planning and Zoning Commission's and City Council's decisions and actions, especially in relationship to litigation.

How is a Comprehensive Plan Developed?

Comprehensive planning typically follows a planning process that consists of eight different steps. By following this process, planners are able to determine a wide range of interconnecting issues that

affect an urban area. Each step can be seen as interdependent and many times planners will revise the order to best fit their needs.

Identifying issues

The Comprehensive Plan must first address the issue they are investigating. "To be relevant, the Comprehensive Planning process must identify, and address, not only contemporary issues of concern to residents, workers, property owners, and business people, but also the emerging issues that will be important in the future."³ Generally, planners determine community issues by involving various community leaders, community organizations, and ordinary citizens.

Stating goals

Once issues have been identified by a community, goals to address the issues can then be established. Goals are broad community visions. They establish priorities for communities and help community leaders make future decisions which will affect the city. Stating goals is not always an easy process and it requires active participation.

Collecting data

Data is needed in the Comprehensive Planning process in order to evaluate current city conditions as well as to predict future conditions. Population, social and economic data is most easily collected from the United States Census Bureau, however many communities actively collect their own data. The most typical data collected for a Comprehensive Plan include data about the environment, traffic conditions, economic conditions, social conditions (such as population and income), public services and utilities, and land use conditions (such as housing and zoning). Once this data is collected it is analyzed and studied. Outcomes of the data collection process include population projections, economic condition forecasts, and future housing needs.

Preparing the Comprehensive Plan

The Comprehensive Plan is prepared using the information gathered during the data collection and goal setting stages. A typical Comprehensive Plan begins by giving a brief background of the current and future conditions found in the data collection step. Following the background information are the community goals and the Comprehensive Plans that will be used in order to implement those goals into the community. Plans may also contain separate sections for important issues such as transportation or housing which follow the same standard format.

Creating implementation plans

During this stage of the process different programs are thought of in order to implement the goals of the Comprehensive Plan. These plans focus on issues such as cost and effectiveness. It is possible that a variety of plans will result from this process in order to realize one goal. These different plans are known as alternatives.

Evaluating alternatives

Each alternative should be evaluated by community leaders to ensure the most efficient and cost-effective way to realize the community's goals. During this stage each alternative should be weighed given its potential positive and negative effects, impacts on the community, and impacts on the city government. One alternative should be chosen that best meets the needs and desires of the community and community leaders for meeting the community goals.

³ Anderson, Larz. (1995) *Guidelines for Preparing Urban Plans* Chicago: APA Planners Press

Adopting a plan

The community needs to adopt the Comprehensive Plan as an official statement of policy in order for it to take effect. This is done by the City Council, following public hearings on the draft Plan. City Council may choose not to adopt the Comprehensive Plan, and require planners to refine the work they did during previous steps. Once the Comprehensive Plan is accepted by City officials it is then a legal statement of community policy in regards to future development.

Implementing and monitoring the Comprehensive Plan

Using the implementation plans defined in the earlier stages, the City will carry out the goals in the Comprehensive Plan. City planning staff monitors the outcomes of the Comprehensive Plan and may propose future changes if the results are not desired.

A Comprehensive Plan can be changed and rewritten over time. For many fast growing communities, it is necessary to revise or update the Comprehensive Plan every three to five years. In order for the Comprehensive Plan to be relevant to the community it must remain current. It is a document that should be used to guide ordinance development, CIP planning, and policies.

Relationship between the Comprehensive Plan and the Zoning Ordinance

In Texas, if a city has an adopted Comprehensive Plan, the city Zoning Ordinance, and all amendments and approvals subject to it, must be adopted in accordance with the Comprehensive Plan.⁴ The Comprehensive Plan provides the Deer Park Planning and Zoning Commission with the opportunity to look beyond the day-to-day zoning issues and provide guidance for the future use of land and development in the community. A properly developed, well thought-out Comprehensive Plan can be of great value to a community in its efforts to improve quality of life, make more efficient use of financial and other resources, provide a cleaner environment, and build an economically healthy community.

However, the value of any Comprehensive Plan is directly related to the community's willingness to follow the Comprehensive Plan, and its diligence in keeping the Comprehensive Plan current and relevant to today's conditions. Once adopted, the Comprehensive Plan may be implemented through appropriate zoning regulations, and changes to the zoning districts, the subdivision ordinance or other ordinances regulating the physical development of the city. Some portions or policies of a Comprehensive Plan may be implemented in five years or less and other provisions may take ten years or more. Implementation is a function of the choice of tools to be used and how long the community chooses to take to achieve the ultimate vision.

⁴ Texas Local Government Code Sec. 211.004(a)

History and Population

The original town of Deer Park was based on four land surveys:

1. Thomas Earle Survey, granted by the Mexican Government in 1824; a league and a labor of land
2. George M. Patrick Survey, granted by Texas in 1827; 12 labors of land
3. James B. Wood Survey, granted by Texas in 1838
4. H.W. Raglin Survey⁵

Deer Park was founded by Simeon Henry West, from Illinois, who settled in this area and visualized a city, recording a plat of the out lots of the town of Deer Park in December 1892. Although considered a statesman in Illinois, West became an aggressive pioneer in Texas, stubbornly pursuing his dream of creating a city. Envisioning the area to be an excellent location for a town, he named it Deer Park after the large number of deer that roamed the gulf plains.⁶

The subdivision was established in 1893 and was the site of a Galveston, Harrisburg and San Antonio Railway station by about 1894. As settlers arrived from the North to erect homes and establish farms, West built a hotel and post office in 1893 and granted the Houston and Northern Railroad Company a 100-foot strip of land across Deer Park. He began reserving rights for water, street cars, telephone and electric utility lines, and naming streets. Luella is the only originally named street remaining today. In 1896, the community, with a population of forty, had a hotel, a general store, and three resident carpenters.

Mr. West's dream of a town that was to be a farming and fruit producing community had come true. When the flood of 1900 wiped out most of the homes, crops, and livestock of Deer Park, most settlers returned to the North, with the notable exception of the Robert Lee Marsh family. Deer Park dwindled down to almost nothing with even the post office discontinuing service in 1919. By 1922 Deer Park had dwindled down to almost nothing with four houses, one little schoolhouse, and an old hotel with a few scattered shacks along the railroad right-of-way. In 1928, Shell Oil Company broke ground on a new refinery. In the 1930s, an independent school district was established. By 1940, the population had grown to 100. By 1946, however, the area began to flourish as Deer Park became the site of refineries and toluene plants for the production of TNT.⁷

During World War II the United States Maritime Commission contracted with the Houston Shipbuilding Corporation, a subsidiary of Todd Shipyards, to establish a \$5 million yard at Irish Bend, near Deer Park. The citizens of Deer Park voted to incorporate on December 12, 1948, and a few weeks later Earl E. Dunn became the first mayor. Because of the 1948 incorporation, Houston did not incorporate Deer Park's territory into its city limits. The first City Council meeting was held on February 7, 1949. The first city marshal was hired in 1950 and by 1960 a fire station, city hall, playground parks, an independent water supply, and four major industries were built within the city limits. In 1962, five acres of land were dedicated for a new public library. By 1965, the city could no longer expand as it was surrounded by annexation from Houston and other cities.

The population had grown to 700 by 1948, to 5,000 by 1960. The town, governed by a city manager-Council system, endorsed a plan to expand educational opportunities in 1961 and municipal

⁵ www.deerparktx.gov

⁶ "History of Deer Park - Deer Park, Texas". *History of Deer Park ~ Deer Park, Texas*. City of Deer Park, Texas. Retrieved 26 July 2011.

⁷ www.tshaonline.org

recreational facilities in 1964. In conjunction with surrounding communities, Deer Park has supported San Jacinto Junior College since its opening in 1961. In 1970 the town reported 86 businesses. The 1970 population of 12,773 represented a 162.5 percent increase over the previous decade, and from 1970 to 1990 the population continued a steady rise, reaching a high of 27,652 in 1990. The maximum number of businesses in the same period was 324 in 1986. In 2000 the population was 28,520 with 819 businesses.

This growth has been fueled by the growth of the petrochemical industry as well as the growth of business along the Houston Ship Channel. Deer Park celebrated its 100th birthday in February of 1992. Today, Deer Park has approximately 10,000 homes and more than 32,517 residents⁸, a city hall, a school district with 15 campuses, a library, a community theater, a municipal court building, 3 fire stations, numerous parks and recreational facilities, state-of-the-art water and sewer processing facilities, a post office, several hotels, railroad, and numerous major industrial facilities, as well as several smaller light industrial companies.⁹

⁸ American Community Survey 2009-2013 5-year

⁹ www.deerparktx.gov

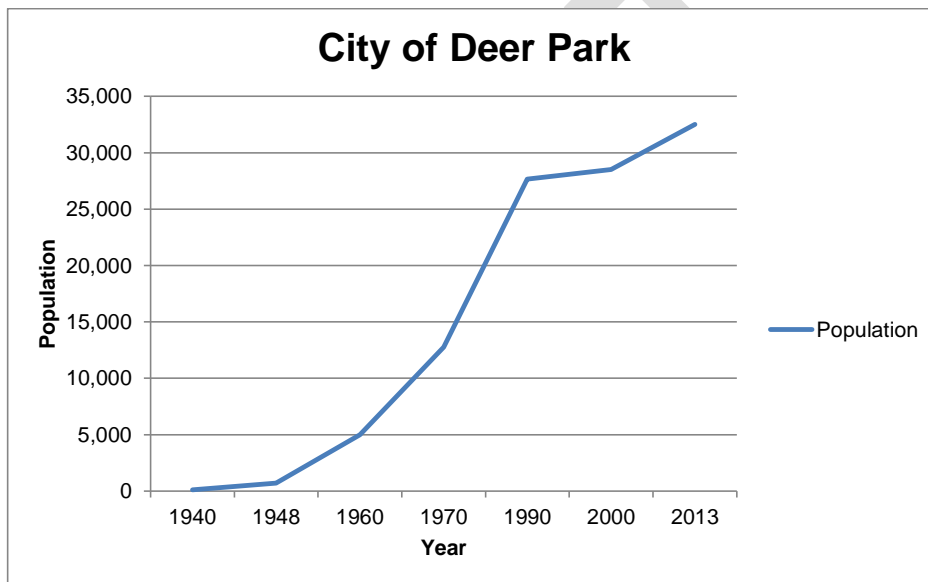
Location, Population, Demographic Trends, and Projections

Deer Park, a city in Harris County, is located approximately 15 miles from the Central Business District of Houston. It is bounded by the cities of Pasadena on the south and west, La Porte on the south and east, and the Houston Ship Channel (Buffalo Bayou) on the north. The city has a total of 10.46 square miles and 3,061.4 persons per square mile according to the 2010 U.S. Census.¹⁰

Deer Park is within the Houston-Sugar Land-Baytown metropolitan area.

Deer Park's population and demographics has changed over the past several decades and it forecasts population and demographic changes for the next 20 to 30 years.

Place holder for additional text



Aerial photograph of Deer Park's location within the metropolitan area

Population Forecast

Estimates from the Houston-Galveston Area Council (H-GAC) indicate that the growth being experienced in Texas, and in particular within the Houston region, is expected to impact Deer Park as well. H-GAC estimates for the Regional Analysis Zone (RAZ) that includes Deer Park show dramatic increases in population and job growth.

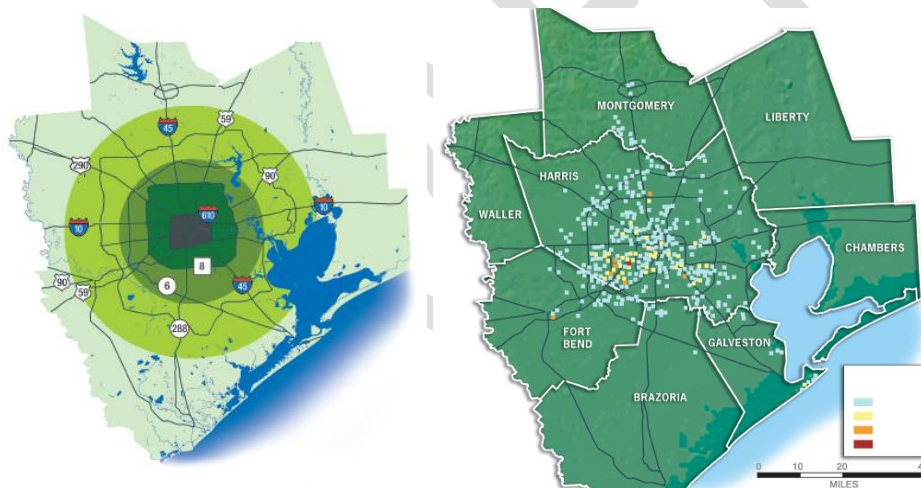
The RAZ includes portions of Pasadena and La Porte, as well as unincorporated Harris County; however, Deer Park makes up more than half the area of the RAZ, and with more amenities than some of the surrounding areas, can be expected to absorb more than half of the growth.

¹⁰ www.census.gov

According to H-GAC, area population is expected to increase by 45% from 2000 population calculations, or ____% from the 2010 census. Job growth was estimated to grow by 73%. Much of this growth in the Deer Park area is expected because of shipping and oil production related jobs. The Port of Houston Authority expects its related industries will require upwards of 100,000 new workers in the next decade.

Deer Park is located in Zone 4 for population growth as illustrated in *Exhibit ____*. The region is literally growing concentrically off the loop major corridors outward from Houston. Deer Park is located adjacent to Zone 4 near the Beltway 8/Sam Houston Parkway and extends from 20 to 35 miles from the Beltway. Projected population growth for Zone 4 is at 44% by 2035.

Exhibit ____ illustrates the high density population centers of 5,000 to 10,000 people in the vicinity of FM 225 and Deer Park. These growth projections provide opportunities for the City to evaluate the Zoning designations for various land uses to attract the type of growth potentially available to the City given its proximity to employment centers such as the Ship Channel industries and major thoroughfare corridors.



The ability to grow in population will be directly related to the creation of the Future Land Use Map for the Comprehensive Plan and the corresponding Zoning Map. If zoning categories and land use changes that could yield more residential growth. The current Zoning Ordinance has eight categories of residential land use options.

The shifting demographic and aging population suggests that other housing options should be explored for the community. The aging housing stock is not holding its value according to HCAD records and revitalization is one of the only options available to the City to stabilize property values as well as meet population projections.

H-GAC Population Projections

H-GAC population estimates for Deer Park as released May 2014 is 33,237, an increase of 1,227 people since the 2000 Census. The current population reveals that family households total over 9,000 and fewer than 50% of those households, 4,238 households, have children less than 18 years of age. This type of data implies a young population with families; this data not only impacts the housing stock options but also park and recreation planning needs for the City.

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Government

Deer Park has a Council-manager form of government. Under this form of government, the elected City Council sets the policies for the operation of the city's government. The administrative responsibility rests with the city manager who is appointed by the City Council.

The basic structure of the city manager plan is similar to that of a private corporation, in which the stockholders elect a board of directors which then hires a president to run the company. Under the city manager plan, the voters elect a City Council which, in turn, hires a city manager to administer the city's day-to-day affairs.

Under the city manager plan, the Council serves as the legislative body. The Council sets policy, it approves the budget and sets the tax rate, and it determines the size of the payroll and the extent and cost of municipal services. In short, the Council is the final authority on all of the many policy decisions that determine the scope and functions of the city government.

The mayor and Council members have no administrative duties under the city manager plan. These are vested in the city manager, who is responsible for directing the workforce and programs of the city in accordance with ordinances, rules, and regulations adopted by the Council.

The typical city manager in Texas is appointed for an indefinite term and is subject to dismissal by the Council at any time. He or she is designated as the chief executive and administrative officer of the city and is accountable to the Council for the proper conduct of all municipal operations. The manager has the unilateral authority to hire, discipline, and fire the department heads under the manager's control.

Although the manager's role varies from one city to another, the primary function is to implement the policies established by the Council and ensure that the city is operated in an economical and responsible manner. Specific duties of the manager may include the following:

- Enforcing all city ordinances, rules, and regulations.
- Supervising all municipal employees and programs.
- Preparing and executing the city's annual budget pursuant to the revenue and expenditure plans adopted by the Council.
- Managing the city's funds and preparing periodic reports that advise the Council and the general public of the city's financial condition.
- Providing information to the Council to facilitate its ability to make informed decisions in the best interests of the city.
- Providing Council meeting agendas and attendance at all such meetings to serve as a resource to the Council and the public.
- Drawing the Council's attention to community needs and recommending alternatives by which the Council can respond to those needs.¹¹

¹¹ www.tml.org

Incorporation of Existing Master Plans

2014 Strategic Plan

~~In March of 2008, the City Council and City of Deer Park staff met in retreat. The purpose of the retreat was:~~

- ~~1. To meet with City Council, City Manager, and Assistant City Manager on their internal process of governance; and~~
- ~~2. To meet with City Council and all key department directors to develop a strategic plan for the City of Deer Park.~~

In March of 2014, the City Council and City of Deer Park staff met in retreat. The purpose of the retreat was:

1. To meet with City Council and executive staff to discuss and reconfirm the City Council's governance process; and
2. To develop goals and strategies for the coming years.

The 2014 Strategic Plan is found in the addendum of the Comprehensive Plan. Below are the Areas of Emphasis and Policy Statement for each category.

During this process, a Vision Statement and Mission Statement were developed:

- Vision Statement - Deer Park is a vibrant, sustainable community; a safe place to work, play, and stay, offering growth and opportunity to all residents and businesses.
- Mission Statement - The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture, and unique character.

Governance and Leadership

Policy Statement: To create opportunities for leadership and development and address governance for the organization			
Strategic Initiative (priority order)	Action Steps	Timeline	Budget
Strategy 1 - Council/Staff to meet in formal meetings to share ideas, thoughts, etc. and provide feedback.	Informal meetings will be held separately from formal budgetary workshops / retreats and various committee meetings.	On an as needed basis	No budget impact
Strategy 2 - Charter Review & Election Charter Adopted - December 6, 1960 Charter Amendment Election - May 10, 2008 (2.05; 2.06(c), 5.12(d), 3.07(b) & 3.02 (g))	The plan and process has been developed and initial implementation stages (committee structure and appointment, charge from Council (term limits, arbitration, veto powers, personnel conflicts (ordinance versus policy), Boards and Commission terms); committee review; recommendation; Council call Election	2015 - 2017	Cost of an election (May) (added cost due to wording on ballot), and mailing costs to mail Charter to each qualified voter (18,000)
Strategy 3 - Review policy structure for recruitment & development of volunteers for Boards & Commissions	Appointment of review committee (new or current B/C Selection Committee); provide current policy to Council (review and recommendations); committee review/ recommendations; adoption new policy.	2014 - 2015	No budget impact
Strategy 4 - Special District Election(s) 1 st renewal for Crime & Fire Districts	The types of election(s) to be determined (Crime and Fire Districts, Street Maintenance, Type B); Council call election(s) and begin election process	Election - January-May 2016	Cost of Election(s)
Strategy 5 - Succession Planning &	Using current plan and process, staff	2014-2015	Through budget

Workforce Development process for staff	discuss implementation stages (key roles, potential successor identification) by Department	implementation Evergreen	process
Strategy 6 - Continue to foster & develop inter-local & cooperative agreements	Identified current inter-local agreements (industry, County, EMS, area Police agencies, school districts, non-profits, TMLIEBP, Coastal Barrier, neighboring cities), and current outreach efforts (Mayor's east end meetings, clergy at Council meetings, annual meeting with school district)	On going	No budget impact
Strategy 7 - Inform Council on all legislative issues pertaining to the City	Identified current resources which include City Department Directors through their professional affiliations; TML for regional and State; Economic Alliance; HCMCA; East Harris County Manufacturer's Association; Consult with Council for specific issues	Until 2015 Texas Legislative Session	No budget impact
Strategy 8 - Council meets regularly with Deer Park Independent School District (DPISD)	Consider a process for establishing and conducting an annual meeting with DPISD to discuss city and district projects / issues.	Last meeting was February 2013	No budget impact
Strategy 9 - Establish plan for Public Relations / Marketing Specialist	Position is budgeted for FY 2014-2015	Employ after 10/01/2014	Annual Salary & Benefits

Quality of Life/Image

Policy Statement: Elevate the community's quality of life. To be a vibrant community of choice in which to live, work, and play			
Strategic Initiative (priority order)	Action Steps	Timeline	Budget
Strategy 1 - Implement the recently completed Master Plans in the following priority order		2014 - 2023	\$ 8,596,720
Implement 2013-2023 Parks, Recreation & Open Space Master Plan	1. Implement Year 2 -Wetland Phase 1, Hike and Bike Trail Phase 1, Splash Pad 2. Implement Year 3 3. Implement Year 4 4. Implement Year 5, Update 2013 - 2023 Master Plan 5. Complete a 2023 - 2033 Master Plan	2014 - 2016 2015 - 2017 2016 - 2018 2017 - 2019 2022 - 2023	\$ 3,408,920 \$ 2,418,800 \$ 2,269,000 \$ 400,000 \$ 50,000
Review Center Street Revitalization Master Plan	1. Review and identify accomplishments 2. Review remaining projects & obtain direction from Council	2014 2015	
Develop Gateway Master Plan continuation after completion of Center Street	1. Complete feasibility study for other city entrances (Knudson)	2015	\$ 50,000
Strategy 2 - Continue and complete the beautification of public spaces	1. Center Street Medians 2. Center Street Medians 3. Avon reforestation, Courthouse & City Hall improvements 4. Dow Park reforestation; Library improvements 5. Ball fields complex entrance landscaping, Bayou Bend reforestation	2014 2015 2016 2017 2018	\$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000
Strategy 3 - Create a comprehensive signage system for the city (way-finding)	1. Develop a comprehensive citywide wayfinding / directional signage plan for streets, buildings, public spaces, parks & recreational facilities & property, public interest areas, etc. Committee recommends utilizing the Tourism Committee to oversee the development. a. Parks and Recreation signage 2. Phase 1 Implementation of plan a. Parks and Recreation signage 3. Phase 2 Implementation of plan	2014 - 2015 2015 - 2016 2016 - 2017	\$ 50,000 \$ 20,000 \$ 50,000 TBD \$ 50,000 TBD

	a. Parks and Recreation Signage		
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Place holder

Comprehensive Planning

Policy Statement: The City of Deer Park will develop and maintain a comprehensive plan to address its infrastructure and facility needs including zoning, streets, drainage, utilities, and city facilities to be supported by a strategic financial plan that considers all available funding options			
Strategic Initiative (priority order)	Action Steps	Timeline	Budget
Strategy 1 - Further develop planning for infrastructure.			
Infrastructure - Capital Improvement Plan (CIP)			
<ul style="list-style-type: none"> Water & Sewer Capital CIP <ul style="list-style-type: none"> Plan implemented in 2011, currently totals \$47 million Sell CO bonds annually to fund projects Master Drainage Plan <ul style="list-style-type: none"> Study performed in 2009, identified \$60 million in projects Staff identified additional \$3.0 million Corrugated metal pipe replacement Street Replacement & Rehab CIP <ul style="list-style-type: none"> 24 miles of residential streets built prior to 1971. \$48 million to replace. 28 miles of residential streets built between 1971 & 1980. \$57 million to replace. 36 miles of residential streets built post 1980. \$74 million to replace. 29 miles of thoroughfares. \$93 million to replace. 	<ul style="list-style-type: none"> Update annually based on infrastructure needs Rate study performed annually Identify most cost effective projects & develop a 10-year CIP Develop funding alternatives for planned drainage projects Hire consultant to perform a condition assessment of all roadways Identify most cost effective projects & develop a 10-year CIP Develop funding alternatives for planned street projects 	2014 - 2015 Annually 2016 - 2017 2015 - 2016	\$6.703 million \$ 15,000 TBD annually \$100,000 Evaluation
Comprehensive Plan, zoning & subdivision update	<ul style="list-style-type: none"> Knudson , L.P. under contract June 30, 2014 Anticipated timeline 14 months 	<ul style="list-style-type: none"> Update underway 	2014 - 2015 \$ 130,000
Strategic Technology Master Plan (STMP) update (IT)	<ul style="list-style-type: none"> 5yr plan was developed 2006 - 2007 Accepted by council 2007 - 2008 Recommended specific IT initiatives Provided long range cost to implement IT initiatives and recruit IT staff 	<ul style="list-style-type: none"> Consider FY2014 - 2015 budget amendment to refresh STMP Consider revised STMP implementation FY2015-2016 	2014 - 2015 \$ 25,000
Review traffic flow synchronization for Center Street	Hire consultant to update traffic movements and revisit timing plan report performed by Klotz Associates in 2010	2016 - 2017	\$ 55,000
Review traffic flow throughout the city	Hire consultant to conduct traffic counts at major intersections, revise report	2015 - 2016	\$ 70,000
Review traffic flow synchronization of East Blvd.	Hire consultant to conduct traffic counts & timing plan recommendations for possible synchronization project	2016 - 2017	\$ 45,000
Strategy 2 - Further develop planning for long range financial stability			
Industrial District Agreements (IDA)	<ul style="list-style-type: none"> Current 7-year agreements expired 12/31/2014 	<ul style="list-style-type: none"> New agreement has been agreed to in principal (2015 - 2026) 	Contract Term (TBD) N/A
Five year budget plan	Develop long range plan	Annually	N/A
Long term debt plan	Update annually as part of debt issuance	Annually	N/A
Type B sale tax	Identify needs that could be addressed	TBD	N/A
Street maintenance sales tax	Develop street replacement program	TBD	N/A
Ad Valorem Tax rate structure	Update annually (truth in taxation)	Annually	N/A

Storm water fee	Evaluate as part of annual budget	Annually	N/A
Strategy 3 - Further develop planning for municipal facilities			
City Hall renovations/expansions <ul style="list-style-type: none"> Hired Cre8 Architects 2014 Design 12 months, construction 18 months Emergency generator \$300K 	<ul style="list-style-type: none"> Complete programming phase Contract for final design Let for construction late 2015 	2015 - 2016	\$ 2,900,000
Jimmy Burke Center renovations / expansions <ul style="list-style-type: none"> Funded by H.O.T. funds Kitchen Remodel CVB & Expansion 	<ul style="list-style-type: none"> Remodel kitchen Add staff position & Renovate 	2014 2015 - 2016	\$ 25,000 \$ 500,000
Municipal Court and Theater	Expand facility as depicted in Master Plan Concept: <ul style="list-style-type: none"> Relocate portion of west parking lot to the west Renovate building, west expansion for court admin. Add fly loft in theater 	TBD	\$ 1,400,000 - \$ 1,700,000
Community Center, Gym, Aquatics, and Dow Park renovations/expansions	Correction of Foundation Problem with current expansion at Community Center. <ul style="list-style-type: none"> Partial Funding from Voter approved 2000 Bond Funds Allocation of Funding for Parks & Recreation Open Space Master Plan Concept: <ul style="list-style-type: none"> Aquatics Building Earl Dunn Gym General exterior gym Community Center Dow Park entry plaza Parking circulation 	TBD TBD	TBD \$ 4,440,000
Museum	<ul style="list-style-type: none"> Identify source of funding Determine feasible location Development 	TBD	TBD
Theater-Black Box	<ul style="list-style-type: none"> Identify source of funding Determine feasible location Development 	TBD	TBD

Place holder

Economic Development

Policy Statement: The City of Deer Park will develop strategies to promote economic development			
Strategic Initiative (priority order)	Action Steps	Timeline	Budget
Strategy 1A - Review or consider developing Economic Development policies & programs	Adopt an overall economic development policy for the City. A draft policy has been developed.	1 st quarter of FY 2014 - 2015	No budget impact
Strategy 1B - Review or consider developing Economic Development policies & programs Tax Abatement Policy	The abatement threshold for "Basic Industry" is currently set at \$7 million. This is relatively high compared to several other cities. Consider possibly revising/lowering the abatement threshold for "Basic Industry."	Review & adopt the tax abatement ordinance in November 2014	No budget impact
Strategy 1C - Review or consider developing Economic Development policies & programs Tax Increment Reinvestment Zone (TIRZ)	Evaluate the possibility of creating a TIRZ	Conduct a Council Workshop during the Fall of 2014 to discuss Re: TIRZ	No budget impact
Strategy 1D - Review or consider developing Economic Development policies & programs	<ul style="list-style-type: none"> a. Review the existing policy & determine if revisions are desired b. Work with owners / developers of the planned retail center at East 	Begin in September / October 2014	No budget impact

Chapter 380 Agreements	Blvd. and Spencer Highway to develop a 380 Agreement		
Strategy 1E - Other economic development policies or programs Industrial District Agreements	Consider negotiating terms in the new IDA to encourage new investment / expansion in the industrial district	September / October 2014	No budget impact
Strategy 1F - Other economic development policies or programs State Enterprise Program	Review incentives offered under the Enterprise Program ordinance & propose revisions, if appropriate.	During FY 2014 - 15	No budget impact
Strategy 2 - Review the allocation process for the Hotel/Motel Tax	In FY 2014 - 2015, HOT funding is budgeted for: Advertising / marketing: <ul style="list-style-type: none"> Special events; Promotion of the arts; Historical preservation; Visitors' center. Strategies: 1. The FY 2014-2015 Budget includes new HOT funding for the following: a) PR/Marketing Specialist b) Renovations to the Jimmy Burke Activity Center to include addition of a Visitors Center. 2. A Tourism Committee appointed by the Mayor & City Council will be established to assist the PR/Marketing Specialist with development of a comprehensive advertising & marketing plan	1. a. FY 2014 - 15 budgeted amount for P.R. / Marketing Spec.: \$79,925 b. FY 2014 - 15 budgeted amount design & renovations to J.B Activity Center: \$500,000 2. Tourism Committee appointed August 2014	1. a. Recruit for P.R. / Marketing position in 09/2014. Hire in early FY 2014 - 15 b. Issue RFQ for architects for J.B. Activity Center renovation in 09/2014. Hire in 1 st Quarter FY 2014 - 15 2. No budget expense
Strategy 3 - Type B/MDD Sales tax	Council to consider appointing ad hoc study committee to evaluate the specific needs that could be met with a Type B/Municipal Development District (MDD) Sales Tax	Committee appointed in the Fall of 2014 & would serve approx. 6 months. Committee issues report of its findings to Council.	No budget impact
Strategy 4 - Promote/encourage visiting Deer Park & the region's historical & tourist sites	Through the new PR/Marketing Specialist and City Tourism Committee (discussed in ED Strategy 2) the City will promote tourism and visiting the region's historical and tourist sites	City HOT Funds & coordination with efforts of other entities	During FY 2014 - 2015 after hiring the PR / Marketing Specialist
Strategy 5 - Coordinate with Deer Park's hotel industry to encourage cruise passengers to stay in Deer Park prior to departure or upon return	PR/Marketing Specialist and City Tourism Committee to work with hotel/motel operators on promotion strategies	During FY 2014 - 2015 after hiring the PR / Marketing Specialist	No budget impact

Place holder

Public Safety

Policy Statement: The City of Deer Park will provide for the safety of citizens; enhance emergency operations; build capacity; and provide collaborative / cooperative response			
Strategic Initiative (priority order)	Action Steps	Timeline	Budget
Strategy 1 - Consider staffing opportunities for second paid EMS crew to meet growing demands. Expand FS 3 to provide housing accommodations for new EMS crews	Hire four (4) new Paramedics for 12 hour / 7 day coverage.	TBD	\$ 387,500
	Hire four (4) additional Paramedics for full 24 / 7 coverage	TBD	\$ 387,500
	Renovate and expand Fire Station #3 for additional EMS personnel & Fire Administration	TBD	\$ 1,600,000
Strategy 2 - Consider constructing a new Emergency Operations Center inside new relocated Fire Station #1	Design and construct a new free standing facility to house the new Emergency Operations Center & new Fire Station #1.	TBD	\$ 4,800,000

Strategy 3 - Consider alternative staffing opportunities for fire crews to supplement the existing volunteers	Fire Chief presented statistics that indicate this strategy is not needed at this time. Fire response is meeting community needs.	N/A	\$ 0
Strategy 4 - Construct a new gun range & firearms training facility for the Police Department	Project in progress	Completion FY 2015	\$ 1,500,000
Strategy 5 - Conduct an updated commodity flow study to assist the LEPC in determining the extent of & planning for hazardous materials transportation	Collaborate with Pasadena LEPC & La Porte LEPC to conduct a joint study	After Panama Canal opens ± 2017	TBD

DRAFT

2013 - 2023 Parks, Recreation, and Open Space Master Plan

Open spaces serve as an integrated system in which meaningful public spaces form an interconnected network, preserving and enhancing both community life and the natural habitat. Open spaces protect the quality of community life by preserving the quality of community environment.

The Parks, Recreation, and Open Space Master Plan was prepared for, and adopted by, the City of Deer Park in January 2013¹². The goals of that plan have been incorporated in the recommended goals for the Comprehensive Plan. The Parks, Recreation and Open Space Master Plan is found in the [addendum Appendix](#) of the Comprehensive Plan and on the City of Deer Park website;

<http://www.deerparktx.gov/index.aspx?NID=1011>

This plan was developed in accordance with the Park, Recreation and Open Space Master Plan Guidelines set forth by the Texas Parks and Wildlife Department's (TPWD) Local Park Grant Program to improve eligibility for grants funding in the future. Although not a requirement for participation in the State's grant program, submittal of this plan for review by TPWD is strongly encouraged and can enhance a project's score through the "Project Priority Scoring System" under the grant program.

The following goals were stated within the [Parks, Recreation, and Open Space](#) Master Plan and are recommended for adoption in the Comprehensive Plan:

Goals:

- Ensure that parks and related facilities are considered an integral part of the infrastructure of a city. A well planned, funded, and operated parks and recreation system will serve to enhance the health and quality of life of all citizens, and enrich the environment.
- Maintain, update, and enhance existing park and recreation facilities, providing quality resources for the citizens of the City of Deer Park.
- Plan, develop, and construct diversified and balanced park and recreation facilities and programs based upon the needs of the community and surrounding areas.
- Ensure that park and recreation facilities are safe and easily accessible for all users.
- Conserve, protect and enhance the cultural, historical, archeological, and natural resources of the City of Deer Park.
- Develop a jurisdiction-wide Master Plan that is in compliance with the requirements of the TPWD Park, Recreation and Open Space Master Plan Guidelines, thereby enhancing opportunities for award of funding through the Local Park Grants Program.

The most discussed topics [amongst residents](#) included the following (listed in order of frequency):

- General quality of life, beautification and maintenance
- Sports park upgrades and additional practice fields
- Trails for walking, cycling, and running
- Theatre capacity, storage, and upgrades
- Dedicated home for Special Olympics
- Dow Park upgrades
- Add a splash pad/spray ground
- Earl Dunn Gym improvements

¹² Burditt Consultants

Results from the survey handed out to Workshop and Summer Signup participants yielded the following highlights:

- When asked if they were in favor of new or expanded financial methods to fund expanded parks and recreation facilities in Deer Park, 60% agreed and 30% strongly agreed.
- When asked what their perceived need for new or improved recreation facilities and activities, 55% said they were of extreme importance and 37.5% said they were of some importance.
- When asked what their perceived need for greenways, trails and connection throughout the community was, 48.7% stated that they were of extreme importance, and 46.2% stated they were of some importance.

To gain input from citizens city-wide, a survey was mailed out with the water bill to approximately 10,300 households. A total of 427 responses were received, giving the survey an approximate 4.0% return. This provides results with a 99% confidence interval with a 6.1% margin of error, or a 95% confidence interval with a 4.6% margin of error.

The following are the top ten most popular activities:

<u>Residents Currently participate in</u>	%	<u>Residents Wwould like to participate in</u>	%
Walking trails	33.0%	Walking trails	33.5%
Library visits	31.1%	Nature walk	25.1%
4th Fest (4 th of July Celebration)	27.4%	Exercise/aerobics	25.5%
Leisurely visits	20.6%	Miniature golf	25.3%
Concerts/Movies in the Park	18.0%	Concerts/Movies in the Park	23.7%
Play in park	17.3%	Hiking trails	23.0%
Playground use	17.6%	Biking/Cycling	21.8%
Swimming	15.2%	Fishing	20.1%
Drama/Theater	14.8%	Visiting nature parks	19.4%
Golf	14.8%	Picnics	18.3%

It was evident from the survey that trails and connections to promote walking, bicycling, and running are of high priority in the community. The ability to create a city wide hike and bike plan connecting neighborhoods, parks and employment centers as well as regional parks would be a logical recommendation for the community. As a satellite community, Deer Park is also part of the San Jacinto Historic District and integral to the Birth Place of Texas. The ability for the City to connect to this iconic historic district should be added to the Comprehensive Planning for the community.

Below is a list of parks within Deer Park

Name	Address	Size in acres (AC)
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Bayou Bend Park	4200 Kalwick Dr.	8.00
Big Bend Park	1600 Big Bend Lane	2.03
Brookhollow Playlot	3117 Brookhollow Dr.	0.69
Brownwind Playlot	3901 Brownwind Trail	2.54
College Playlot	4615 College Park Dr.	1.00
Deer Meadows Playlot	Oklahoma St. & New Orleans St.	2.18
Destiny Park	Chandler Lane	1.53
Dow Park	610 E. San Augustine	40.0
East Meadows Park	5000 E. Meadows Dr	0.79
Ella and Friends Dog Park	500 W. 13th Street	1.46
Monroe Playlot	1560 Monroe St.	1.60
Nedith Playlot	3717 Nedith St.	1.20
P Street Detention Pond	1800 E. P Street	7.94
P Street right-of-way	2600 E. P Street	7.00
Park Green Subdivision	Wynfield Dr.	5.10
Park Meadows Park	1414 S. Parkway	5.00
Parkside Place Park	3400 Surrey Lane	0.72
Parkview Playlot	1109 Brookhollow Dr.	0.61
Running Brook	1400 Comanche St.	3.00
Skate Park within Dow Park	610 E. San Augustine	NA
Terrace Park	126 W. 3rd St.	1.10
Tiffany Amber Park	1800 Brookamber Circle	1.10
Wynfield Estates	1610 Wyngate Dr.	3.00
Total Acreage		97.59

A map identifying the location of all parks will be added at final draft

While most cities have recognized the standard of one acre of recreation land per 100 residents, there has been much diversity of opinion concerning total open space requirements. Attempts have been made to establish the percentage of recreation space needed in relation to the area of the city. It has been stated that at least one-tenth of the city's acreage should be used for recreation. This type of standard cannot be completely satisfactory, however, since it does not take into consideration the population density. No rigid formula can be prescribed; all specific standards and recommendations are

subject to variations, conditions, and peculiarities of the area surrounding the recreational facility.¹³
For Deer Park, this recognized standard would result in 325.17 acres.

Center Street Revitalization Plan

This program and plan¹², adopted by City Council in 2008¹⁴, provides guidance to improve the appearance of the city's main vehicular corridor, Center Street, from Highway 225 to 13th Street.¹⁴ The study area encompasses 4,168 linear feet of street right-of-way, and approximately 36 acres of potential commercial redevelopment. In addition to enhancing the aesthetics of Center Street, Knudson identified development strategies and incorporated the new Harris County Precinct 2 "Project Stars" initiative to improve the economic vitality of the corridor. Throughout the Center Street Revitalization planning and design process, the Design Team collaborated with an advisory committee consisting of local residents, business owners and City Council members. The Design Team met with the Advisory Committee periodically throughout the Comprehensive Planning process to incorporate local preferences and ideas. The details of this plan are discussed in more detail in the Land Use and Economic Development Chapters. The Center Street Revitalization Plan is found in the Appendix of the Comprehensive Plan

Deer Park Library Long Range Master Plan

Deer Park developed a Library Long Range Plan in 2011. The Long Range Plan gives a snapshot of the library, its current condition, and its long range vision for better serving the community. The Deer Park Library Long Range Master Plan is found in the Appendix of the Comprehensive Plan. A full copy of the Comprehensive Plan can be found in the addendum and on the city website at:
<http://www.deerparktx.gov/DocumentCenter/View/118>

San Jacinto Texas Historic District Corridor Standards

The San Jacinto Texas Historic District Corridor Standards are structured to be a tool to assist in the design, construction, and maintenance of culturally relevant, sustainable, and restorative landscapes, public amenities and furnishings, and other features throughout the District. This standards document includes a succinct set of design elements and best practices that cover planting/vegetation, pavement, lighting, and site amenities. Public and private landowners can turn to these standards to select specific vegetation and furnishings that will help maintain a consistent 'look and feel' throughout the Historic District. The San Jacinto Texas Historic District Corridor Standards are found in the Appendix of the Comprehensive Plan

How To Use the Corridor Standards

The Corridor Standards are articulated in the three components of the document mentioned in the overview: Design Scenarios, Design Elements, and Best Practices. A user of this document can look at the Scenarios to see an example of the application of these standards in a similar context. For example, if one is designing a community main street enhancement, they can look at the Main Streets scenario for an idea of how Design Elements can be integrated into a Main Street design concept. The user can look to the Design Elements to see the list of proposed materials and elements, and choose those that are relevant for that particular project. The user can also refer to the Best Practices for a particular element to better understand how to best integrate the elements, and what benefits they offer.

¹³ www.planning.org

¹⁴ Deer Park Broadcaster (07/16/2008)

Design Scenarios

This chapter presents conceptual Design Scenarios appropriate for a variety of corridor conditions found throughout the San Jacinto Texas Historic District including freeways, farm to market roads, local roads, main streets, community gateways, and Project Stars sites. The graphics are intended to illustrate the application of the Design Elements (Chapter 3) and Best Practices (Chapter 4) to typical scenarios, including their spatial arrangement and orientation.

Design Elements

Design Elements refer to materials, amenities, and details that reflect local spirit, culture, history, and character. This section includes recommendations for various elements covered by the standards including pavements, plantings, and street furnishings that are intended to emulate the natural and cultural character of Texas and the Historic District. As such, Design Elements should incorporate characteristics from the surrounding District context (form, color, materials, natural history, texture, and pattern) in the design and location of these Design Elements across the landscape.

Best Practices

Best Practices describe how and why the recommended strategies and materials provide benefits, performance, and aesthetics that support District goals.

Land Use

The Land Use Plan combines analysis and vision to shape and direct future growth of the community. A good plan will address existing issues and concerns while anticipating the challenges of tomorrow. The Land Use Plan reflects what the future with consideration given to the vision, themes, and goals identified during Steering Committee members and public meetings.

Deer Park encompasses an area of ~~810.44~~ square miles in the incorporated area, with an additional 6.38 square miles located in its extraterritorial jurisdiction (~~ETJ~~). The city is compact and includes a land use pattern of single family subdivisions with corridors of commercial and industrial land uses. Due to the age of some of the subdivisions and the changing New Urbanist planning theories, the time is now for the city to evaluate redevelopment opportunities that will continue to preserve and sustain the high-earner, stable ownership population, but also provide land use designations that could support senior housing as well as housing for young professionals that may not be able to afford the larger lot subdivision homes. In addition, some of the commercial land uses should be updated to allow a more urban land use pattern in support of the employment centers within and adjacent to the city such as mixed use centers.

For purposes of this chapter, the ETJ is not included in the discussion of future land use. The industrial District Contracts will in all likelihood be approved and those land uses within the boundaries of the contracts will be governed under the Agreement's terms.

Council goals related to Land Use from the 2014 Council Strategic Goal Session include:

- Implement Parks Master Plan
- Review Center Street revitalization plan
- Review gateway master plan
- Continue and complete beautification of public spaces
- Comprehensive way-finding system
- Traffic flow issues
- Industrial District Agreement(s) (for long-term financial stability)

Other issues:

- Flooding and drainage
- Infrastructure maintenance
- Historic attractions

Community Character

The city has developed as primarily residential (single and multifamily), with a high home ownership rating of 75% (compared to 63% in the State of Texas). The City's location along State Highway ~~(SH)~~ 225 makes the city ideal for workers in the port and energy sectors, with extremely easy access to jobs in the industrial districts north of SH 225, Baytown and the Port of Houston facilities located both east and west of the city.

The stable population has delivered outstanding amenities for its residents as well, which will support the continued vitality of its housing market demand. Notably, DPISD is among the best in the state. The City of Deer Park owns and hosts a diversity of recreational activities and facilities found normally only in much larger cities—19 city parks, vibrant youth activities, and an active theater and theater community.

The major challenges facing a largely built out city:

Aging housing stock

Single Family

Multi-Family—approx 2200 MF units/11 complexes

New trends, how to address aging population with patio homes

Redevelopment of Center Street

Gateway entrances

Existing Land Use and Character

Place holder

Key Planning Considerations

Several issues were identified dealing with current land development ordinances and processes:

- Adoption of a minor plat process into the subdivision ordinance could provide for quicker approval of small developments. This is particularly appropriate in Deer Park, which might not see much larger subdivisions come through, but where infill might occur. This could incentivize infill as well.
- Parks dedication requirements should be re-evaluated to be sure they fit Deer Park's population. A robust parks system exists, but clearly the demand is there for it and it could be higher dedication requirements could be warranted especially if Center Street is redeveloped mixed use and alternative housing options are adopted.
- Evaluate housing options for aging population and consider alternative housing types. Will need changes to future land use map for smaller housing types.

Housing

Overview of Census Data Related to Housing

From a planning perspective the difference between the six Census Tracts provides leading housing value information that can inform public policy decisions and ordinances. For the purpose of the Comprehensive Plan, the adjusted 2012 U.S. Census data has been used. Deer Park has 10,883 dwelling units of which 8,192 are owner occupied and 2,691 dwelling units are rental.¹⁵

As in all community's the single-family housing units are distributed throughout the city limits. The U.S. Census has tracked the housing values by Census Tract since 2010. Older sections of the community have home values of \$129,000 per home and other areas show residential property values over \$167,000. The ability to review the zoning categories and home values by Census Tract will yield data that can be used to inform the Comprehensive Plan goals and objectives as well as appropriate zoning ordinance amendments to achieve those Comprehensive Plan goals.

(Insert map with census tracts that compose Deer Park city limits and boundaries in shading for the tracts with labels for each CT)

¹⁵ <http://factfinder.census.gov/>

Home Value Analysis by Census Tract

Census Tract ¹⁶	Estimate; 2010 Median value (dollars)	Estimate; 2011 Median value (dollars)	Estimate; 2012 Median value (dollars)	Estimate; 2013 Median value (dollars)	Difference; 2010-2013 Median value (dollars)	Percent change; 2010-2013 Median value (dollars)
3423						
3425	\$ 129,200.00	\$ 129,800.00	\$ 129,500.00	\$ 132,700.00	\$ 3,500.00	\$ 0.03
3427	\$ 129,900.00	\$ 124,200.00	\$ 122,800.00	\$ 129,000.00	-\$ 900.00	-\$ 0.01
3428	\$168,100.00	\$ 166,500.00	\$ 167,100.00	\$ 169,600.00	\$ 1,500.00	\$ 0.01
3429						
3436						

Overview of Housing Demographic Data

Deer Park has an extremely high percentage of residents that have lived in the same home for over one year. The City has over 85% of the residents as long term residents in the same home versus 82% for the State of Texas. The homeownership rate is higher than the state average topping out at over 75% of home ownership versus 63% in the State of Texas. This stable home ownership rate is a reason for the City of Deer Park to evaluate the zoning categories and other options for the growth of new residential options. A significant element of stable housing for any community is the quality of the education provided by the local school district. DPISD has a positive impact on the community in many ways. Job growth is a second element of strong housing. Deer Park is geographically poised to continue to benefit from Ship Channel industries and related plants, both located within Deer Park Special Districts, in East Harris County and Western Chambers County. Job growth and excellence in education options are powerful partners for a community to continue to grow and prosper. Deer Park has both partners and more.

The ability for the City of Deer Park to parlay this stable housing into renovated housing as well as new construction options for underdeveloped or vacant land can also be supported by a 2009 National Home Building Association (NHBA) report. NHBA estimates the construction of 100 new homes in a one-year local impact in a typical metro area would yield the following estimated financial benefit; adjusted for Deer Park to only 25 homes with an average value of \$165,000:

- \$2.5 million in local income;
- \$388,000 million in taxes and other revenue for local governments; and
- 39 local jobs

Assumptions for NAHB study were based on home values of \$321,000; this model was adjusted for Deer Park average home values of \$165k for new construction of a single-family home in keeping with Census Tract 3428.

These projected regional values for local impacts, representing income and jobs for local residents, and taxes (and other sources of revenue, including permit fees) for all local jurisdictions within the metro area, not just Deer Park. There are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it within the local area.¹⁷

¹⁶ http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_S1101&prodType=table

¹⁷ <http://www.nahb.org>

There are similar benefits to new multifamily construction or remodeling of existing multifamily dwelling units on a community. According to the adjusted 2012 American Community Survey (ACS), Deer Park has an estimated 2,244 multifamily dwelling units primarily located in approximately 11 apartment communities with an average property value, accordingly to HCAD, of less than \$37,000 per dwelling unit. These 2,244 units include duplex and triplex units primarily located in Zoning [Category Ordinance Article IV, Residential Districts](#). The average value of \$37,000 per dwelling unit is far below the value of replacement costs per unit and begs the question if upgrading the multifamily housing stock can improve the area as well as improve the property tax collections? In addition, the 2012 data also reports 832 vacant housing units which also become targets of opportunity for renovation and revitalization or analysis for a different zoning designation.

Census Tract 3425 and 3427 have lower residential property values and would be candidates for renovation and remodeling, thus yielding higher real property tax revenues for the City. Residential remodeling has a similar benefit to the local and regional economy as documented by the NAHB 2009 study for new construction of single-family homes. It is not possible to create a comparison on the potential remodeling values as the NAHB study widely varied between increased home values post renovation that would exceed new construction values for Deer Park. The data does support that the housing inventory within Deer Park in Census Tracts 3425 and 3427 could become ideal candidates for a program of new housing stock or remodeling opportunities for the community in support of the job growth for the Ship Channel industries. These opportunities are further supported by Toni Nelson, Director of Strategic Initiatives for Houston-based Better Home and Gardens Gary Greene Realty, one of the biggest realtors in Houston, who has gone on record to state, “the growth of median home values is driven by home building activity and rehabilitation of existing housing stock for resale”. Deer Park has an extraordinary opportunity to improve local housing stock through revitalization of existing housing stock; both older single-family zoned areas as well as infill new single-family development. In addition, some of the geographic areas currently zoned for residential could become zoned to a higher and better use, such as commercial zone as identified by the Stakeholder Committee for certain properties contiguous to Center Street where homes are primarily rental and not owner occupied allowing the frontage of properties along Center Street to be more developable for contemporary retail uses.

Additional information to be added for other Census Tracts
Map will be added to identify location of Census Tracts

A cursory review of the Census Data by category illustrate that 18.6% of the households are over 65 years of age with another 18% of the population as single householders. So a total of 36% or over 1/3 of the population by households may not need or want a large lot suburban home. The table below summarizes the households by type.

Households by Type

Subject	Total			
	Estimate	Margin of Error	Percent of Total Households	Margin of Error
Total Households	10,896	+/- 265		
Family Households (families)	9,010	+/-228	82.7	+/-2.4
With own children under 18 years	4,238	+/-256	38.9	+/-2.4
Married-couple family	6,839	+/-274	62.8	+/-2.8
With own children under 18 years	2,926	+/-260	26.9	+/-2.5
Male householder, no wife present, family	717	+/-234	6.6	+/-2.1
With own children under 18 years	423	+/-187	3.9	+/-1.7

Female householder, no husband present, family	1,454	+/-270	13.3	+/-2.5
With own children under 18 years	889	+/-207	8.2	+/-1.9
Nonfamily households	1,886	+/-284	17.3	+/-2.4
Householder living alone	1,644	+/-270	15.1	+/-2.2
65 years and over	562	+/-146	5.2	+/-1.3
Households with one or more people under 18 years	4,611	+/-248	42.3	+/-2.3
Households with one or more people 65 years and over	2,023	+/-174	18.6	+/-1.5

It is a widely held opinion that growth is not possible in Deer Park as it is land locked and completely built out. According to HCAD, October 2014 the vacant classification of HCAD, there is approximately 355 acres of vacant land, net of Ship Channel District properties. Those designate vacant parcels are not all zoned as residential uses. There is ample areas that could be redeveloped in the City to accommodate additional development or redevelopment which in turn can maintain the tax base for the city.

Of the 355 acres of vacant parcels only 36.51 acres are zoned for residential use. 90.44 acres of vacant land is located in the floodway and not buildable under the Deer Park ordinances. Floodplain designated land is buildable subject to modifications for base flood plain elevation. The net buildable acreage currently zoned for residential land uses and buildable is 264.42.

Examples of housing trends that could meet Census Tract trends include Senior Housing for Active Living, patio homes, townhomes and ~~(need to expand draft this once the map is done-completed, need to expand draft~~ regarding current zoning, HCAD and constraints)

(Insert images of housing options from our meeting including patio homes; townhomes, remodeling options for older homes and apartments)

Future Land Use and Character

It may seem, at first glance, that there is not much to talk about as far as future land use and character of development, since so much of Deer Park's incorporated area is already built out. However, there is the potential for infill development in certain areas.

Historic Preservation and Cultural Resources

The history of Deer Park and the San Jacinto Historic District is a critical component of the birthplace of Texas and as should hold an important chapter in the Comprehensive Plan. History sells communities and Deer Park holds an opportunity to embrace historical context in its subdivision and zoning ordinance standards for the City. The ability to embrace history has been embodied in the San Jacinto Historic Guidelines referenced in this Plan as well as the Parks and Recreation Plan for the community.

Deer Park has taken the initiative to establish a Historical Committee who is responsible for the identifying the historic related assets and identifying opportunities to preserve and protect them. The Historical Committee is charged with making recommendations to the City Council. The opportunities to incorporate historical themes within the city is a way to continue the expressing the importance Texas history but also capitalizing on the benefits that historical design standards, or plantings, or even historical themes for signage could be used to enhance the quality of life for the community. A summary of the historic elements that make up San Jacinto Texas Historic District is included below.

Historical Committee

Responsibilities of the Historical Committee

The Historical Committee is responsible for identifying historic related assets, examining opportunities to preserve and protect these assets, and developing recommendations for the Deer Park City Council.

Members

Council Member Sherry Garrison, Chairperson
Council Member Thane Harrison
Billie Mann
Bud Kyzer
Dianna Taylor
Kimberly Westbrook
Matt Lucas

Penny Henson
Ray Landers
Scott Patrick
Susan Mele
Tammie Mouton
Tim Culp

San Jacinto Battleground

The San Jacinto Battle Ground is actually located in La Porte Texas, but the Battleground is integral to Deer Park as the treaty was actually signed at Patrick's Cabins. It is an important element of the San Jacinto Historic District which covers 228,000 acres of historic East Harris County including the 1,200-acre San Jacinto Battleground State Historic site, which is also a national Historic Landmark, and consists of the Battleground, Monument and Battleship Texas. The famous Battle of San Jacinto that brought Texas its independence was fought on this site. Texan troops under General Sam Houston achieved the independence of Texas by defeating the Mexican Army led by General Antonio Lopez de Santa Anna on April 21, 1836.¹⁸ The surrender of Mexico's troops was signed at Dr. George Moffitt Patrick's cabin by General Santa Anna. A replica of the cabin stands in front of the Theatre/Courts Building at 1302 Center Street between 13th Street and Helgra as a reminder that Deer Park is the "Birthplace of Texas".

San Jacinto Monument

¹⁸ tpwd.texas.gov

The San Jacinto Monument is dedicated to the "Heroes of the Battle of San Jacinto and all others who contributed to the independence of Texas." The monument is a 570-foot shaft topped by a 34-foot star symbolizing the Lone Star Republic. The building incorporates a number of innovative engineering

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features not common during the period of its construction. The American Society of Civil Engineers recognized this technology with the prestigious designation of State and National Historic Structure. The monument is listed as the tallest stone column memorial structure in the world, 15 feet taller than the Washington Monument in Washington, DC. The monument's design was the brainchild of architect Alfred C. Finn and engineer Robert J. Cummins, both Houstonians. Construction ran from 1936 to 1939. Its builder was the W. S. Bellows Construction Co. of Dallas and Houston. The impressive structure alone, apart from its historical significance, is worth a trip to San Jacinto Battleground. This is one of the finest examples of Modern (Art Deco) architecture in the United States, and is recognized as a National Historic Civil Engineering Landmark by the American Society of Civil Engineers. Immediately after the battle, the land, then privately owned, commanded respect from all who walked on its soil. The Texas Veterans Association began planning a formal

monument, and the state finally received funding to purchase the land in the 1890s. After years of pushing by the Sons and Daughters of the Republic of Texas, as well as help from President Roosevelt's Secretary of Commerce Jesse H. Jones, a prominent Houstonian, its proponents raised enough money to build a fitting monument.¹⁹

USS Texas (BB-35) - Battleship Texas

Another piece of history, located at the San Jacinto State Park is the USS Texas (BB-35) "Battleship Texas". This iron ship served our country from 1912 to 1948, fighting in two world wars. In 1948, the Battleship Texas became the first battleship memorial museum in the United States. That same year, on the anniversary of Texas Independence, the Texas was presented to the State of Texas and commissioned as the flagship of the Texas Navy. In 1983, the Texas was placed under the stewardship of the Texas Parks and Wildlife Department and is permanently anchored on the Buffalo Bayou and the busy Houston Ship Channel.²⁰ Recent efforts have been undertaken to preserve it, giving this site a renewed interest.



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The Texas Parks and Wildlife Department's Legislative Appropriations Request (LAR) for 2016-2017 includes a biennial (two-year) base funding request of \$575.1 million and 3,109.2 full-time equivalent (FTE) employee positions in each year. TPWD's request for additional funding and FTEs totals \$201.6 million and 66 FTEs, as shown in the following list of LAR exceptional items:

- BATTLESHIP TEXAS: This item requests \$25 million to complete the balance of known critical repair items necessary to preserve this state historic treasure.

¹⁹ www.sanjacinto-museum.org

²⁰ tpwd.texas.gov

Attendance to the Battleship Texas is ±100k annually.²¹ More detailed information can be found at <http://tpwd.texas.gov/state-parks/battleship-texas> and www.dryberthTEXAS.com

San Jacinto Texas Historic District

The San Jacinto Texas Historic District (SJTHD), a collaborative effort between the 16 port region communities in East Harris County Precinct 2, brought forth a unique master plan referred to as Project Stars. Project Stars provides permanent displays of colorful historic Texas-sized epic art along major corridors in the SJTHD leading to the famous San Jacinto Battleground site. This master plan was created over a two-year period and currently targets enhancements for 26 historic sites on major corridors. The SJTHD is now the newest and fifth-largest historic district in the State of Texas.²²

For a full list of beautification projects within the SJTHD, please visit www.sanjacintotexashistoricdistrict.org

Patrick's Cabin

Historical Significance

In April of 1836, Sam Houston and his small band of men defeated the powerful Mexican army under the leadership of General Santa Anna on the San Jacinto Battlefield. Following the battle, Sam Houston took the Mexican general to a nearby cabin to draft the initial treaty papers securing Texas' independence from Mexico.

The Birthplace of Texas

The cabin was the home of Dr. George Moffitt Patrick, and was located on Buffalo Bayou where Rohm and Haas Texas Incorporated in Deer Park is today. Because of this significant historical happening on Deer Park soil, Deer Park holds the distinction of being the true "Birthplace of Texas."

Patrick's Cabin Replica

The City of Deer Park proudly displays a replica of the historic Patrick's Cabin at 1410 Center Street between 13th Street and Helgra. The replica was constructed in 1985 by a group of city employees in the Parks and Recreation and Public Works departments. In the fall of 2007, a joint effort by the Beautification Committee and the Historical and Tourism Committee moved Patrick's Cabin from Dow Park to its more prominent and permanent location on Center Street. Modifications to the interior and exterior of the cabin, in addition to the location site, have been made to better capture the authenticity of the 1830s.²³



²¹ Bruce Bramlett (01/08/2015)

²² www.sanjacintotexashistoricdistrict.org

²³ www.deerparktx.gov

Urban Design Plan

The purpose of an Urban Design Plan is to define a visual framework for public and private improvement as Deer Park redevelops. It also provides a basis for discussing and assessing the design quality of vehicular corridors, pedestrian corridors, and proposed developments within the various land use districts of Deer Park. Both public and private actions will contribute to an enhanced overall form, scale, and visual character that will define Deer Park's identity within the region and preserve its unique qualities of place. The historic nature of the City can also be expressed in the Urban Design Plan, zoning and subdivision ordinances as well as city policies for economic development.

Use of an Urban Design Plan

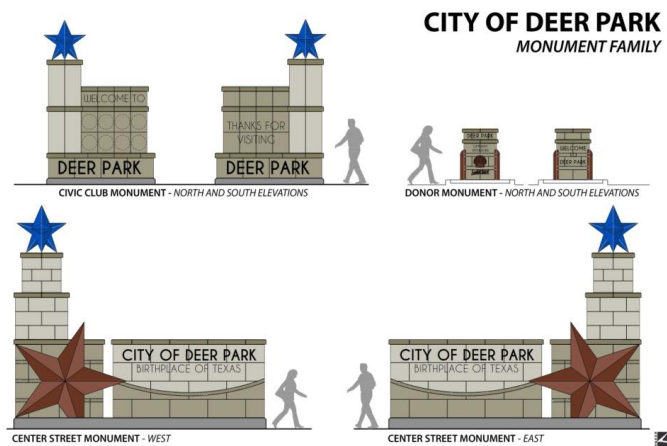
The Urban Design Plan will be used as a guide in the review of project proposals and submitted site plans (related to those proposals) within various districts of Deer Park. The Urban Design Plan complements land use and zoning regulation by providing a more specific depiction of desired community, project, and building attributes. The corridor portion of the Urban Design Plan is intended to guide the review of project proposals and site plans related to proposals within the corridor conditions of any land use. Where the recommendations of the Urban Design Plan element are in conflict with specific standards of other ordinances or codes, those ordinances or codes shall apply. However, prevailing conflicts suggest that such ordinances or codes may merit review as to their compatibility with the goals and objectives of the citizens of Deer Park.

~~The revitalization potential of specific areas within Deer Park is excellent, provided that the existing shortcomings in image, pedestrian and vehicular circulation, and infrastructure are addressed by the City. Coupled with initiatives for physical improvements, the City must implement amendments to the Zoning Ordinance and create economic incentives to encourage reinvestment in the City.~~

Vehicular Corridors

Much of one's image of a City is created by the visual impressions gathered from the street experience. Therefore, Vehicular Corridors are an essential urban design consideration. The cognitive language of place is understood through the street experience. This language includes recognition of landmarks, themes, edges, nodes, districts, portals, sequences, and transitions. Through the recognition of these attributes, one identifies place, community, and neighborhood and resolves one's individual need for orientation. Also, the street experience sets an appropriate context for the built expression of land use (where commercial development is generally associated with more heavily traveled streets and residential development is associated with more local, less traveled streets). Street design and visual enhancement that becomes the language of place is communicated and is the substance of this portion of an Urban Design Plan

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Element. The following text describes the various vehicular corridors looking at the location of each, its function, and its visual qualities, both public and private.

Major Vehicular Corridors

The main access to Deer Park from SH 225 is Center Street and thus, Center Street becomes the “main street” for Deer Park. It is important that all vehicular corridor elements communicate that sense of arrival. The new gateway being installed at Center and SH 225 will announce that arrival to Deer Park, but more is needed to provide that sense of community, history and quality of life as expressed in the various plans the city has completed. Also, other arrival corridors should use the family of Deer Park gateways to announce the arrival to the city and can be incorporated in future Capital Improvement Plan’s.

As recommended by the San Jacinto Historic Guidelines, streetscapes for arrival corridors should include a uniform streetscape canopy tree planted in sidewalk tree wells with tree grates, consistent use of a thematic street light standard (equipped with banner arms), thematic traffic signal poles, pedestrian lights that have a visual relationship to the street light standard, trash receptacles at enhanced corners, pavement enhancements defining crosswalks, or sidewalks for traffic management and traffic regulatory signs.

The main access to Deer Park from SH 225 is Center Street and thus, Center Street becomes the “main street” for Deer Park. It is the center of the hub and spoke system for Deer Park, and therefore it defines the area of arrival (as one moves from edge to center). It is important that all vehicular corridor elements communicate that sense of arrival. The new gateway being installed at Center Street and SH 225 will announce that arrival to Deer Park, but more is needed to provide that sense of community, history and quality of life as expressed in the various plans the city has completed. To do so requires that the hierarchical differentiations within the roadway system serving to bring one to the place of arrival now give way to a more uniform street whose primary function is to move people and vehicles within the central area.

Enhancements

Traffic flowing to the core of Deer Park will ultimately flow to core linkages. Therefore the streetscape of the core linkages must.

- Define arrival by being the conclusion of a sequential streetscape vision that starts with the approach into the City.
- Define the thematic street identity of Deer Park’s business area with a uniform streetscape canopy tree (planted in sidewalk tree wells with tree grates), consistent use of a thematic street light standard (equipped with banner arms), thematic traffic signal poles and arms (that have a visual relationship to the street light standard), pedestrian lights that have a visual relationship to the street light standard (where there is a continuous street wall of commercial development), trash receptacles at enhanced corners, bollards that visually relate to the street light standard (located for pedestrian protection), enhanced pavement defining crosswalks, enhanced pavement for sidewalks, thematic street signs, and thematic sign standards for traffic management and traffic regulatory signs.

Private Realm Interface

Building development fronting core linkages is key to completing the streetscape identity framed by public improvement within the right of way. Façade improvements are foreseen as a way to stimulate private or public investment in high quality building improvements that could contribute to the overall strength of the Center Street shopping and dining experience. Through a developed program, the City

~~could share costs of improving building exteriors, therefore promoting joint public/private action and investment, which could complement and enhance the corridor revitalization effort. An attractive image is key importance to the success of any commercial area. That projected image depends upon the appearance of the commercial area's individual building assets, with the City of Deer Park having the opportunity of conveying a historical theme throughout the corridor. Each façade's improvements would be based on an Improvement Program, which would have a set of conditions and qualifications set to meet the design intentions and theme.~~

Define the thematic street identity of Deer Park's business area with Private Realm Interface. As a part of economic development, the community could embark on a 10 to 20 year program to offer façade improvement grants through the 380 Program of the Local Government Code to stimulate private investment in high quality building improvements that could contribute to the overall strength of the vehicular corridors. Center Street would be a logical corridor to offer a pilot program that could be used to enhance the shopping and dining experience. The use of the Chapter 380 Program would allow the city to offer incentives based on the plans for improving building exteriors, therefore promoting joint public/private action and investment, which could complement and enhance the corridor revitalization effort. An attractive image is key importance to the success of any commercial area. The City has the the opportunity of conveying a historical theme throughout the corridors. Each façade improvements would be based on an Improvement Program, which would have a set of conditions and qualifications set to meet the design intentions and theme.

Examples of building façade improvements could be:

- Historical light fixtures.
- Epic Art.
- Gateway Star.
- Maintain continuity in the general use of materials within any block.
- Maintain continuity in the use of building mounted premise signs.
- Make every effort to expand the sidewalk pedestrian space with outdoor restaurants or other gathering space for sales or display.
- Maintain a build-to line (and street wall) that is located at the edge of the sidewalk space and place parking behind buildings.
- Enhanced landscaping and street trees

Local Vehicular Corridors

~~Local linkages serve as collectors and local streets supporting the hub and spoke system. Local linkages will also serve as corners for local retail, schools, parks, and other community focal points where greater traffic capacity is needed.~~

Enhancements

~~Local linkages are the more ubiquitous elements of Deer Park's street fabric (interfacing with mostly residential land uses) and therefore should be visually supported by a general level of enhancement that includes:~~

- ~~Street edge characterized by the rich native landscape. Right-of-way dimensions or set back dimensions should leave sufficient native landscape intact to create the desired visual image.~~

~~Private Realm Interface~~

~~Private development of the local linkage needs to indicate a general level of residential stability and appropriately integrated nonresidential land uses. Key qualities of frontage along local linkages should include:~~

- ~~• A high level of yard maintenance and landscaping.~~
- ~~• A higher level of repair for fences and screens, and the use of materials for fences and screens that is consistent with the general residential character (e.g. wood with a finished exterior).~~
- ~~• Greater setback that preserves an amount of the native landscape at the road edge.~~
- ~~• Limits on the amount of driveway storage.~~

~~Streetscape~~

~~“Streetscape” improvements include the construction of center medians where right-of-way is available, landscape enhancements in the median and parkway, driveway modifications and sidewalks. These improvements range from the relatively easy and inexpensive to very substantial, but will result in a unified theme for the redevelopment of disinvested properties.~~

Pedestrian Connections

Pedestrian connections are the non-vehicular connective fabric of a city. They join people to places, by linking points of origin, such as a neighborhood, with points of destination, including parks, shopping areas, and employment centers. Connectivity is a goal of the residents of Deer Park, and in order to foster maximum non-vehicular linkages and legibility, a system of non-vehicular connections is recommended for the City. The types of connections recommended for Deer Park are as follows:

- **Paved Multi-Use Trails:** a hard surfaced trail that permits pedestrians, bicycles, and in-line skaters to share the space. Shared trails of this type are appropriate in areas where the path will not have extremely high volumes of users. Painted lines and/or signage are often utilized to demark lanes for users moving at different speeds. According to the American Association of State Highway and Transportation Officials (AASHTO), paved two directional multi-use trails should be 10 feet wide with a two foot graded buffer on either side.
- **Bicycle Routes:** the paved shoulders of roadways that display signage to indicate that the road is a bicycle route. Such designation is appropriate on rural, scenic, and lower volume traffic roadways. AASHTO recommends that the shoulder be at least five feet wide in low traffic areas, but it is desirable to increase the width of shoulders where higher bicycle usage is expected, if motor vehicle speeds exceed 50 mph, or if the percentage of trucks, buses, and recreational vehicles is high on the right side of the roadway.
- **Dedicated Bicycle Lanes:** the portion of a paved roadway that is separated from vehicular lanes of traffic by either a painted line or a planted median. These are appropriate on high volume traffic roads with minimal on-street parking, curb cuts, or other obstacles. AASHTO suggests that the dedicated bicycle lane be no less than five feet wide.
- **Sidewalks:** cement or other hard surface trail separated by either a curb, on-street parking lane, and/or planted median from an immediately adjacent roadway. These are primarily designed for pedestrians. AASHTO states that sidewalks along an arterial class street should be at least seven feet wide, while sidewalks along a collector or local class street should be at least five feet wide.

Historic Corridor

The City of Deer Park can adopt the San Jacinto Texas Historic District Corridor Standards²⁴ for landscape architecture and historic preservation as an ordinance and design requirement for redevelopment and new construction. Deer Park is located in the heart of the San Jacinto Texas Historic District and there has been nominal success with businesses using the guidelines previously without conditions. If the Corridor Standards are adopted and linked to tax abatement the appearance and use of the guidelines could drive the beautification goals of the current Parks, Recreation, and Open Space Master Plan.

Regulatory Recommendations

The City of Deer Park should ~~look to~~ adopt policies and/or design guidelines for ~~select~~all economic development programs and consider all ordinances, policies, and economic programs as implementation tools. Some recommendations are as follows:

- Require screening of refuse containers, outdoor storage, including automobiles undergoing repair, and roof-mounted air handling systems to improve the visual effect and to promote pedestrian retail. Chain link fencing should not be visible from the street.
- Amend front yard setback requirements for new development with “build to” lines of 10-15 feet, with parking located at the rear of the building. Side and rear yard setbacks should be reduced to zero except where adjacent to low density residential uses.
- Increase building maximum heights to 45 feet, limiting the number of window openings on adjacent low density residential properties.
- Prohibit head-in parking and incorporate design standards, including landscaping, for surface parking. Allow shared parking where appropriate. Loading docks should not face major thoroughfares and should be screened.
- Consider regulations encouraging monument signs (as distinguished from “pole” signs) and require immediate removal of obsolete signs, and the repair of signs in poor condition.
- Require landscaping and the comprehensive planting of street trees for all new development.
- Select and enforce outdoor lighting standards.
- Require utility service to individual properties to be placed underground.
- Establish minimum sidewalk width standards.
- Require brick or masonry exteriors on all new buildings.

Key Recommendations

~~Some of the key recommendations designed to help realize the goals of the Comprehensive Plan include:~~

- ~~• Balance redevelopment and infill development with the preservation of the unique character of Deer Park’s existing neighborhoods, focusing on such issues as requiring that the size and scale of new development enhances and is compatible with the established and planned neighborhood character and density.~~
- ~~• Develop affordable housing and other support facilities and programs necessary to ensure that Deer Park remains a place of opportunity for individuals and families with a variety of income and personal resources.~~
- ~~• Develop Deer Park as a community where housing, employment, transportation, recreation and entertainment are accessible to persons with disabilities.~~

²⁴ <http://www.sjthd.org/beautification-projects/corridor-standards>

- ~~Maintain and enhance Center Street as the predominant community center for government, employment, health care, educational, cultural, entertainment activities, and as a vibrant urban residential community characterized by diverse and engaging neighborhoods.~~
- ~~Develop and maintain a coordinated and balanced transportation system that provides accessible, multi-modal travel opportunities, including automobile, public transit, pedestrian and bicycle choices within the community, and convenient highway, rail and air linkages to the region and beyond.~~
- ~~Generally, create a development pattern and service infrastructure that supports and encourages energy efficient lifestyles and promotes long term conservation of natural resources and the health of our environment.~~
- ~~Encourage sustainable development by promoting urban infill and redevelopment, and high performance green building.~~
- ~~Help Deer Park residents live fulfilling lives by providing access to high quality housing and employment, a healthy natural environment, nutritious food, and clean air and water.~~

These recommendations are from the Center Street Revitalization Plan - Let's discuss at the Steering Committee Meeting whether these are still valid.

Infrastructure

Infrastructure is one of the key elements that will impact future growth in Deer Park. Quality of life and economic opportunity are dependent on an efficient and functional infrastructure of roadways and utilities. In order to understand the role of infrastructure in Deer Park's comprehensive planning process, a review of the existing water and sewer systems was performed. This review considers water provision, sewer provision, and the City's existing capital improvements program.

Place holder - Midtown (February)

Utilities

Place holder - Midtown (February)

Water Supply, Well Sites, and Water Storage

The water supply for Deer Park is provided by the City of Houston.

The water treatment plant is located at 2117 East X Street. The City of Deer Park has operated the water treatment plant since 1989. Deer Park's water treatment plant is the State certified water bacteriology laboratory operated by City Staff in the Public Works department. Deer Park is one of few small cities in Texas to operate such a facility.

Avon Street at 8th Street tank was put in service around 1971. This tank was last painted in 1999. The elevated tank is a 0.5 million gallon tank and stands approximately 141 feet and holds 0.5 million gallons.

Pasadena Boulevard tanks were put in service in 1975. The tanks were last painted in 1999. The elevated tank is a 0.5 million gallon tank and stands approximately 140 feet. The ground storage tank is a 1 million gallon tank. There is a 470kW generator for backup power. There are three 750 gallon per minute 50hp booster pumps. The water well has a screen depth of 1,289 feet and a pump depth of 520 feet. 2,210 gallons per minute are pumped from this well.

Coy Street tanks were put in service in 1968. The tanks were last painted in 2004. The elevated tank is a 0.5 million gallon tank and stands approximately 138 feet. The ground storage tank is a 1 million gallon tank. There is not a generator for backup power. There are two 750 gallon per minute 50hp booster pumps. The water well has a screen depth of 1,450 feet and a pump depth of 550 feet. 750 gallons per minute are pumped from this well.

P Street tank was put in service in 1958. A new well was drilled around 1983. The tank was last painted in 1999. The ground storage tank is a 1 million gallon tank. There is no generator for backup power. There are two 750 gallon per minute 50hp booster pumps. The water well has a screen depth of 700 feet and a pump depth of 250 feet. 600 gallons per minute are pumped from this well.

All the equipment is original with the exception of the SCADA System that was added in 1989 when the Water Plant was constructed.

Electricity

Adequate electrical power is available from Reliant Energy. Service voltages range from _____ volts

Transportation

Deer Park has within its city boundaries a well-established roadway grid system.

A traffic engineering study and analysis was prepared for the City of Deer Park in 2009 by Klotz Associates. Below are key issues and recommendations from the 2009 traffic engineering study. A consultant will be hired to conduct traffic counts at major intersections between 2015 and 2016. A consultant will be hired between 2016 and 2017 to update traffic movements and revisit timing report for Center Street and East Boulevard.

Center Street has an estimated 35,000 to 36,000 vehicles per day during weekdays. In the last 25 years the area between SH 225 and 13th St. has evolved from a retail oriented land use to a diverse collection of businesses. These include:

- Banks and credit unions
- Professional offices (Chamber of Commerce, Edward Jones Investments)
- Automobile repair businesses
- Specialty retail (western wear, safety wear, gothic apparel and gifts)
- Manufacturing

These uses have evolved to present not only a chaotic image, but hectic traffic patterns. Rather than being destination oriented, Center Street serves more as a connector between SH 225 and major thoroughfares south of the study area, such as Spencer Highway.

Major Thoroughfare Plan

The Major Thoroughfare Plan delineates both long and short range plans for future thoroughfare projects. The Comprehensive Plan also includes recommended sections and other design features for future roadway improvements.

Key Planning Considerations

Place holder - Midtown (February)

Existing Traffic Considerations

Place holder - Midtown (February)

Future Outlook

Place holder - Midtown (February)

Goals and Actions

Place holder - Midtown (February)

Current Capital Improvement Program 2013 -2016

A Capital Improvement Plan (Program), or CIP, is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. Essentially, the plan provides a link between a municipality, school district, parks and recreation department and/or other local government entity and a comprehensive and strategic plans and the entity's annual budget.

Deer Park Gateway Project

Currently out for bid: This project involves installing a masonry monument within the Center Street right-of-way between Railroad Avenue and S. Highway 225.

Sanitary Sewer Rehabilitation Project

This project involves rehabilitating sanitary sewer lines throughout 10 different subdivisions (College Park Subdivisions 1 through 8 and Heritage Additions Sections 1 and 2). This project was awarded to PM Construction in the amount of \$1,724,755.00 and should be completed by the end of 2014.

Water Line Improvement Project 2013

The water line replacement will involve replacing a 6-inch water line with a 12-inch water line along with more fire hydrants. The water line replacement will take place along the full length of Arbor Drive. The other part of this project involves installing a new 8-inch water line from Patrick's Bayou Detention Pond to Park Green Subdivision. This project was awarded to Metro City Construction in the amount of \$632,126.00.

Sidewalk Improvement Project

Various areas of town will receive new sidewalks and sidewalk ramps. This project was awarded at the August 19, 2014 City Council meeting.

Drainage Improvements to Deer Park Gardens Subdivision

This project involves drainage improvements on North Amy Street, South Amy Street, and Brenda Street. The project was awarded to Mar-Con Services for \$156,606.00.

The Offsite Drainage Improvement Project

This project involves drainage improvements and pavement replacement on East Highline Drive, East Oak Drive, and East Forest Drive. The project was awarded to Metro City Construction for \$283,260.60.

Fire Station #3 Parking Lot Expansion

This expansion project involves expanding the existing parking lot of Fire Station #3. The project was awarded to T&T Construction for \$40,533.16.

Fire Station #2 Expansion Project

This expansion project involves expanding the existing equipment bay. The project was awarded to Comex Corporation for \$74,000.00.

Economy and Economic Development

~~The economic development of the City of Deer Park is integral to the quality of life and prosperity of its residents. The City of Deer Park is well positioned to optimize the economic energy generated by the Houston metropolitan area. The creation of specific policies and programs that outline the breadth of the programs that the City will consider can provide the tools to drive implementation of many of the goals and objectives of the Comprehensive Plan.~~

~~The economic development of the City of Deer Park is integral to the quality of life and prosperity of its residents. The City of Deer Park is well positioned to optimize the economic energy generated by the Houston metropolitan area. With the creation of certain committees and an economic development corporation, the City of Deer Park can maximize its resources of economic stability.~~

Purpose of Economic Development Strategies for Texas Cities

Texas has provided a host of tools that can be used to help the City of Deer Park achieve the goals of the Comprehensive Plan. The three primary methods are to adopt local ordinances, finance through budgets or to establish policies that are specifically created to effectuate a desired outcome. As a home rule city, Deer Park may establish additional criteria to help the community with additional goals of the Comprehensive Plan. For example, Deer Park has passed Ordinance 3537, a Tax Abatement Ordinance that meets the minimum standards for compliance with the State Law that governs Tax Abatement. Exhibit xx is a copy of Ordinance 3537. However, the legislation doesn't preclude a city from creating additional criteria to help achieve multiple goals of the Comprehensive Plan.

Deer Park has done a great job in achieving economic development wins for the community. According to historical growth patterns:

- Deer Park has grown 12% since the 2000 Census.
- Existing median home costs are recorded at approximately \$149,200, with new sections of the community in the \$160,000 range.
- 54 single-family permits for new home construction were issued in 2012, ____ in 2013 and ____ in 2014.
- Unemployment is under 6% even with the recent changes in oil prices. The future growth for east Harris County remains strong.
- Deer Park welcomed 148 new businesses, including 3 corporate headquarters, bringing 900 new employees to the city.
- The Census data reveals 19,755 primary jobs are located in Deer Park.
- There were 17 new commercial buildings constructed in Deer Park in 2012. **Need to update for 2013 and 2014**

Deer Park has been recognized nationally:²⁵

- Named **#10 Most Affordable Town in the U.S.** by CNN Money in 2011
- Named **"Best Affordable Suburb in Texas for 2010"** by Bloomberg Businessweek
- Contender spot on the CNN's list of **"100 Best Places to Live"** for 2009 and 2011
- DPISD encompasses 38 square miles and enrolls 12,500 students
- DPISD received a **Recognized** rating for academic achievement 10 times in the past 12 years
- Out of DPISD's 11 eligible campuses, 7 received an **Exemplary** rating, the State's highest

²⁵ www.insidedp.com

These success levels should be protected or enhanced over the next 20 years and the Comprehensive Plan and corresponding ordinances can be the triggers to achieve the Vision.

Relationship of Economic Development and Land Use

After analyzing the land use maps from HCAD, there is an estimated 264.42 acres of vacant buildable land that is currently zoned for a variety of uses that could be a strategic catalyst for the revitalization of Deer Park. The one common opinion of the stakeholders has been that Deer Park is landlocked and it is surrounded by other cities. Deer Park is not able to expand through annexation. Therefore, this Plan looks at creative ideas, policies, ordinances and budget concepts for a stable community that can keep taxes reasonable, provide adequate services, improve urban design standards, preserve the history as the birthplace of Texas, create jobs, and continue to build on relationships with existing public partners such as DPISD, Harris County, and the Port of Houston, and existing private partners.

One example of how the City could use existing economic policies such as tax abatement to help implement various Chapters of the Comprehensive Plan would be to examine their draft tax abatement policies and percentages currently being used. Do you want to drive economic incentives for a specific land use or for specific types industries? Do you want to drive the physical appearance of the development and campuses that are constructed within the community?

Other examples linking incentives to outcomes could be to request tax abatement approval subject to on and offsite beautification standards such as completing 6 foot sidewalks to the nearest intersecting public streets to complete or arrest inadequate sidewalk systems. Also, additional criteria may include requiring street trees to be planted within the public ROW as a part of the beautification goal of the City in compliance with the Park and Recreation Chapter of the Comprehensive Plan. The use of building materials on building frontages visible from the public street could be used to improve the character of a streetscape. The use of wrought iron fencing versus chain link fencing to improve street appeal and the addition of landscaping for parking lots and general lot site plans could be used to improve streetscapes. Within reason and related to the terms of the tax abatement, most businesses are willing to make these type of enhancements as a part of the tax abatement approval if there is a reasonable budget for the improvements. Past experience has proven that adjacent businesses may also begin making additional enhancements to their property in keeping with the new changes on the street so that the entire area may experience new revitalization as long as the criteria are reasonable.

Businesses may apply for a variety of incentives offered by the City of Deer Park, Harris County and the State of Texas. A business is usually required to meet a particular threshold for capital investment and/or job creation in order to be considered for the incentives.

Tax Abatement - City of Deer Park

City Ordinance, adoption by City Council. Each case is considered by City Council and variances may be requested.

For manufacturing, regional distribution, regional service, research, research and development and other basic industry projects: The City abatement policy requires a minimum of \$5,000,000 capital investment and the retention or creation of 50 permanent jobs (job requirement takes effect three years after the effective date and continues through the remaining term of the agreement).

For retail and regional entertainment: The City abatement policy requires a minimum of \$5,000,000 capital investment. Minimum job creation will be determined by City Council based on the economic impact of the proposed project. Facility size must be at least 5,000 square feet.

For Restaurants Only: The City abatement policy requires a minimum of \$2,000,000 capital investment and the retention or creation of 20 permanent jobs. Facility size must be between 5,000 - 50,000 square feet.

The term of the abatement is ten years. The City tax rate is \$0.72 per \$100 assessed value.

The City of Deer Park has a draft tax abatement policy that establishes the percentages of abatement that would be considered. One of the major considerations for economic tools is to be specific about what you are trying to achieve. Too often cities adopt similar policies of other neighboring towns and miss the opportunity to drive the outcomes of the Vision. Implementation is the heart of the Comprehensive Plan and using tools to drive outcomes yield the best results.²⁶

- The area substantially impairs or arrests the sound growth of the City; retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present conditions and use by reasons of the presence of substantial number of substandard, slum, deteriorated, or deteriorating structures, predominance of defective or inadequate sidewalks or street layout; faulty lot layout in relation to size, accessibility, or usefulness, unsanitary or unsafe conditions.
- Deterioration of site or other improvements; tax or special assessment delinquency exceeds the fair value of the land; defective or unusual conditions of title; the existence of conditions that endanger life or property by fire or other cause; or any combination of these factors or conditions.
- The area is predominantly open and, because of obsolete platting or deterioration of structures or site improvements or other factors, substantially impairs or arrests the sound growth of the City.
- The area has been designated a Local or State-Federal Enterprise Zone under the Texas Enterprise Zone Act.

The area is located wholly within an eligible blighted area, as identified from time to time by City Council.

- There has been a demonstration of community interest and there is evidence that substantial number of owners of taxable real property in the reinvestment zone will participate in such a program.
- Be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the Zone that would be a benefit to the property and that would contribute to the economic development of the City.
- The goals and objectives expressed above and the standards and restrictions expressed in V.T.C.A., Tax Code § 312.001 et seq., are not exhaustive and shall be supplemented by such further and additional goals, objectives, rules, standards and restrictions as the City Council may from time to time impose.
- The designation of a reinvestment zone hereunder shall expire five years after the date of its designation and may be renewed for periods not to exceed five years. Which means the Tax Abatement is limited to a total of 10 years. Section 7 of the Ordinance specifically outlines that Deer Park can supplement standards and restrictions. Care should be taken to make sure that costs of additional improvements are commensurate with the value of the tax abatement and is affordable for the term of the abatement.

²⁶ www.deerparktx.gov

Chapter 380 / Municipal Grant Program

The City Council of Deer Park may, on a case-by-case basis, give consideration to providing grants or lending of personnel and/or services to stimulate or promote economic development projects and commercial activity within the city limits of Deer Park.

Eligible projects may contract with the City to receive sales tax rebates or grants, water or sewer line extensions or connections, drainage improvements, building permit fee waivers, public road extensions or grants for capital recovery fees. Eligible projects must foster development or redevelopment projects that enhance the City's economic base, diversity and/or expand job opportunities, or promote and encourage projects that create additional revenue for the City without substantially increasing the demand on City services or infrastructure.²⁷

Industrial District Agreement (IDA)

The City of Deer Park operates an Industrial District that covers its ETJ. Within this Industrial District, the City has established tax incentives to encourage economic growth and expansion of existing facilities. The IDA is between the City and _____, and in accordance with state law, provides that the ETJ area cannot be annexed during its term, and provides certain benefits to and obligations on both parties.

Terms

According to terms of the City's current 12-year IDA, the Company renders to the City an amount "in lieu of taxes" on Company's land, improvements and tangible personal property equal to a certain percentage of the amount of ad valorem taxes payable if the Company's land, improvements and tangible personal property had been located within the City.²⁸ Those percentages are as follows:

- 63% for years 2015-2018
- 64% for years 2019-2022
- 65% for years 2023-2026

New Construction Incentives

For substantial increases in value due to new improvements that are less than 5% of the total appraised value or at least \$5 million, an amount equal to those shown below would be payable if the Company's land and improvements were located within the City during the remaining term of the agreement.

- 10% 1st Year after operations being
- 20% 2nd Year after operations begin
- 30% 3rd Year after operations begin
- 40% 4th Year after operations begin
- 50% 5th Year after operations begin
- Contract Rate 6th Year after operations begin

A substantial increase in value of new improvements exceeding \$100,000,000 allows the City and Company to enter into negotiations to determine new construction progressive rates.²⁹

Benefits

In return, the City agrees that the Company's land covered by an IDA:

- Will not be annexed within the term of agreement (renewable)
- Shall have no right to City services

²⁷ www.deerparktx.gov

²⁸ www.deerparktx.gov

²⁹ www.deerparktx.gov

- Shall not be subject to City ordinances governing plats and subdivision of land
- The company will not have to meet building, electrical, plumbing or inspection codes
- The City will not attempt to exercise in any manner control over the conduct of the business.

Tax Abatement - Harris County

Harris County projects that may qualify for reinvestment zone and property tax abatement include the following types of facilities: manufacturing, research, regional distribution, regional service, regional entertainment, research and development or other basic industry. Abatements may be granted for new facilities, expansion of existing facilities, or the improvement to existing facilities having the effect of improving current economic conditions.

Eligible property may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements plus the office space and related fixed improvements necessary to the operation and administration of the facility.

Projects may be eligible for abatement of new value subject to an abatement cap: to be calculated as \$1,000,000 per job created/retained times the number of such jobs. Such a cap shall not exceed the increased value requirement as set out in the abatement agreement, and will adjust annually.

The abatement amount each year is determined by the adjusted cap being multiplied by 50% in each year up to a total period of ten years and five years for research and development projects. Minimum investment is \$1,000,000 in new increased value upon completion of the contractually defined "construction period".

Criteria for jobs: the project must be shown to directly create or prevent the loss of permanent full-time employment for at least 25 people (5 people for research development projects) within the reinvestment zone upon completion of the contractually-defined "employment period".

The project must also be competitively sited and must be shown not to solely or primarily have the effect of transferring employment from one part of Harris County to another. Additionally, company history with compliance with state and federal environmental laws and worker safety laws are taken into consideration.³⁰

³⁰ www.csd.hctx.net/edtaxabatementschecklist.aspx

Overview of the Legislative Texas Toolbox

Action	Authority	Jurisdiction	Fiscal Tools	Project Type	Requirements	PROs	CONs
Improvement Finance & Oversight of Public Programs	CH 372.113	County	Local Government Corporations	May facilitate public ownership; not subject to public bidding requirements	Especially helpful in assembling real property	Flexible within the scope of their charter	Does not provide additional sources of revenue
Improvement Finance & Funding of Public Programs	Federal Authority	Municipality / County	Community Development Block Grants	Infrastructure, social programs, affordable housing and economic development programs	Compete with other small cities for available \$ to benefit low-mod Census tracts	Properly structured application may provide wide benefits	Highly competitive- Federal oversight requirements, project specific
Improvement Finance & Business Development	CH 211/375	Municipality	Management Districts	Public Improvements in a specifically designated district	Created by Legislature, additional <u>taxing</u> authority, appointment of a Board	Districts ordinarily can do anything that a general law city may do within its geographic boundaries	Creation and administrative costs significant, overlapping debt
Improvement Finance	CH 311	Municipality	Tax Increment Reinvestment Zone (TIRZ)	Public Improvements to promote new or re-development of specifically designated zones	An ordinance, a Project & Financing Plan, appointment of a Board, <u>increment only</u> available	Works best with an active developer and catalyst project, County may participate	Limited to the increment, works best with an active developer and catalyst project
Improvement Finance	CH 211	Municipality	Municipal Utility Districts	TCEQ or Legislature created <u>taxing</u> authority for water, sewer, drainage and park improvements	TCEQ or special legislation, 100 ac+ w/residential	Eligible costs fully reimbursed	Overlapping debt on local jurisdiction, expensive to establish
Improvement Finance	CH 372.002/103	Municipality / County	Public Improvement Districts	Public Improvements in a specifically designated district	<u>Assessments</u> for specific purposes in addition to property taxes	Fund non-municipal improvements	Assessments
Business Development & Supplemental Improvement Finance	CH 372.127	Municipality / County	4B Sales Tax	Projects promoting commercial development and quality of life	Revenues generated by up to ½ cent sales tax and requires an election, appointment of Board	Provide \$ to leverage TxDOT or CDBG funding	May funds wide variety of economic development projects
Business Development & Supplemental Improvement Finance	CH 380 & CH 381	Municipality / County	Economic Development Grants and Loans	Programs to promote business development, commercial activity to promote local economic development	Developer Agreements pursuant to Sec. 380 of the Local Government Code (Sec 381 for Counties)	Ordinarily limited to "public" improvements	Does not provide additional sources of revenue
Business Development	CH 372.129	County	Hotel Occupancy Taxes	Programs or projects to promote tourism and hotel and convention industries	Revenues taxed on room rental, limited to tourism promotion	Funding for advertising or promotional materials for redevelopment	Limited uses
Business Development	CH 372.125	Municipality	Tax Abatement	New Business generation and retention	Requirements for investment and job creation established by the City, granted to individual business interest	Relatively simple to administer	Targets individual business, not area
Business Development	CH 378.001	Municipality	Neighborhood Empowerment Zones	Revitalization, relocation, job creation and retention, affordable housing	Much like a TIRZ or development agreement and may include tax abatement	Limited to 10 year term	May funds wide variety of economic development projects
Business Development	CH 372.127	Municipality / County	4A Sales Tax	Projects promoting industrial development	Revenues generated by up to ½ cent sales tax	May be useful to fund relocation of industry from Center Street	Primarily for industrial, more limited than 4b

Community Facilities and Services

The Community Facilities and Services chapter of the Comprehensive Plan is an inventory of all of the services provided by local and county government. Along with being an inventory, this section provides a detailed description of each department's function and includes a general analysis of future facility needs. This section provides an overview or recommendations for Community Facilities from the 2014 Strategic Plan.

~~The Community Facilities and Services text is an inventory of all of the services provided by local and county government. Along with being an inventory, this section provides a detailed description of each department's function and includes a general analysis of future facility needs. This section provides an overview of recommendations for Community Facilities from the 2014 Strategic Plan.~~

The Community Facilities and Services Plan for Deer Park address Fire and Police Emergency Services. The provision of fire and police services is population driven because these facilities are sized and distributed to conform to a standard of performance measured by the people served. The Deer Park Comprehensive Plan is concerned with facilities that are population driven.

Adequate provision of population driven facilities is a key feature influencing how a city is viewed as a potential host for relocating industry.

Events ranging from natural disasters to violent events have illustrated how important a city's fire and police protection can be. The standards by which these ordinary protections are provided influence the perception of a city's quality of life and the common realities of individual home and business owners. These common realities include insurance availability and rates, as well as the marketability and rentability of homes and rental spaces.

Revitalization initiatives recommended in other sections of this Comprehensive Plan document can be negatively affected if uncertainty about emergency services becomes established in the market place. These pragmatic associations with the provision of emergency services make them an important part of any economic development strategy.

A City's services must be uniformly allocated to all its residents, and a city's ability to respond to emergencies equally available to all residents. Therefore, certain social and demographic characteristics of a community may necessitate additional service support in order to provide equal availability and uniform allocation. The following description of fire and police services presents a plan intended to provide equal availability and uniform allocation in conformance with national standards that will make Deer Park competitive with other cities.

Fire Services

Fire locations are based on response time as a function of distance from any potential emergency call. The need to get large equipment to any potential fire within a given time and the need to house and maintain large equipment in somewhat centralized stations means that fire stations must be sited in multiple locations and in close proximity to the points of service (as identified by a specified time frame). National standards suggest that the desired response time is five minutes, which equates to 1.5 miles on ordinary city roads. This distance can be somewhat extended when densities are particularly low, meaning that travel would be easier and the number of probable fires reduced (as a result of fewer houses within the service area). Conversely, the response distance can be constrained in areas of congestion and high density, which is a concern in Deer Park. However, the 1.5 mile distance (or five minute response time) defines an adequate general "service area" that will serve as the basic planning unit for projecting the future fire facility needs of Deer Park. National standards also address the number of fire stations and staff that should be provided, based on population numbers. These

standards are displayed below; they may need to be modified based on the density of population and land area to be covered by each fire station and staff.

	Deer Park, 32, 517	City Size
Fire Stations		0.91 / 10,000 residents
Number of Staff		11.7 / 10,000 residents

Police Service

Police service is typically centered around one main police station that serves the entire city and supports the required staff, many of whom operate on a patrol basis throughout the city. Police service provision, therefore, unlike fire service provision, is based more on issues of staffing and budget, to provide the personnel and equipment necessary to protect the city, rather than on station location and response time. Estimations of police service needs can be made based on population projections, but variation may exist based on the particular characteristics of a community. However, maintaining adequate personnel and budget is necessary for effective police service, which directly contributes to quality of life in the following ways:

- Prevents disproportionately high insurance costs to the homes and businesses of Deer Park.
- Enhances the view of Deer Park to business and home buyers seeking to relocate to the City.
- Strengthens existing older neighborhoods and provides greater assurance of security.

In order to establish level of service goals for Deer Park regarding police service, national standards for staffing were consulted and exemplary cities were studied for staffing and budget averages. The national medians for full-time law enforcement employees are shown below. The national median for cities of Deer Park's current size is 2.3 law enforcement employees per 1,000 residents; this number includes both sworn officers and support staff.

	Deer Park, 32, 517	City Size 25,000 - 49,000
Total Police Staff		2.3 / 1,000 residents
Number of Staff		

Intergovernmental Cooperation

Place holder

DRAFT

Implementation

This Section explains how the Comprehensive Plan document will be used by the City to make decisions, grant variances, approve budgets, and approve ordinances.

The Comprehensive Plan sets out the goals and vision for the City. In order to ensure effective and efficient implementation, the creation of a Long Range Planning Committee is recommended. The role of this group is explained, as well as the process by which the Comprehensive Plan should be amended and updated in the future.

~~This Section explains how the Comprehensive Plan document will be used by the City Administration in order to make decisions.~~

~~To facilitate realization of community vision, the Comprehensive Plan must be fully implemented. In order to ensure effective and efficient implementation, the creation of a Long Range Planning Committee is recommended. The role of this group is explained, as well as the process by which the Comprehensive Plan should be amended and updated in the future.~~

Long Range Planning Committee

Creation of Long Range Planning Committee

The City of Deer Park and its citizens have dedicated significant amounts of time and money to the Deer Park Comprehensive Plan process, and the implementation of the plan and championing of its vision must be overseen with a complementary investment after the plan is adopted. The Planning Team therefore recommends that a Long Range Planning Committee be created to shepherd the Comprehensive Plan throughout the implementation of the plan. The Committee will ensure implementation of the Comprehensive Plan through the decision-making processes of City government.

~~The Deer Park City Council should enact the Long Range Planning Committee by ordinance, and the Council will appoint members to the Committee. The Committee will serve the City of Deer Park and City Council as an advisory body to the Planning and Zoning Commission. The Planning and Zoning Commission evaluates proposals and applications presented to the City, and issues recommendations to the City Council regarding those applications. In this function, the Planning and Zoning Commission acts in a manner that responds to the cases presented to it by petitioners, and is primarily concerned with day-to-day development and land uses cases that come before it for consideration. For this reason the Long Range Planning Committee is necessary, to allow an advisory body of the City of Deer Park to focus exclusively on the implementation of the Comprehensive Plan, and inform the regular evaluations of the Planning and Zoning Commission so that long-range planning issues are included in the considerations of the merits of individual development cases. The Long Range Planning Committee should give quarterly presentations at Planning and Zoning Commission meetings.~~

~~The Comprehensive Plan Steering Committee served as community advocates and peer educators during the Comprehensive Plan process, and would be best equipped to serve as the initial appointees to the Long Range Planning Committee. The Steering Committee Members have been intricately involved in the planning process. They are therefore knowledgeable of the purpose, intent, and contents of the 2015 Deer Park Comprehensive Plan, and are best suited to establish a high standard as the first appointees of the Long Range Planning Committee.~~

~~Upon adoption by the City Council, this Comprehensive Plan will become the official policy of the City of Deer Park guiding its decisions regarding development and capital expenditure. The Comprehensive~~

~~Plan is a guide, and should not be viewed as a rigid code. Therefore, the Plan is an ever-evolving process that will, in time, necessitate another reassessment and update. As a part of this continual evolution, the Long Range Planning Committee members will also change with time. The Steering Committee for each subsequent comprehensive plan update will replace the existing Long Range Planning Committee at the time of adoption of the updated plan. In this way, the same citizens who guided the plan update will be able to contribute their insights to the implementation of the plan.~~

~~Advisory Process of the Long Range Planning Committee~~

To ensure effective plan implementation, the Long Range Planning Committee will be asked to review and advise on a variety of items before the Planning and Zoning Commission and City Council. The Committee should check for consistency with the vision and policies of the Comprehensive Plan in the contexts listed below as examples (though this list should not be considered as exhaustive or limiting to the advisory capacity of the Committee).

- ~~• Annexation: The Land Use Plan provides guidance on the character, intent, jurisdiction, authority, and application of Districts currently within the City of Deer Park and its ETJ. As the City considers annexing adjacent land, the Long Range Planning Committee should evaluate the characteristics of the land to see how it might fit into the existing Districts in Deer Park. Also worthy of consideration would be how the proposed annexation land would affect provision of City services and the associated impact on the municipal budget and tax base.~~
- Capital Improvement Plan: The Comprehensive Plan provides guidance for where Deer Park should direct future growth in order to close the tax gap and ensure a high level of service for its citizens. The Plan should assist in determining criteria for the provision of future infrastructure projects in Deer Park, including location, timing, and implementation.
- Development Code: The Committee should review sections of the City Code that currently relate to development as they are updated individually or if they are collectively gathered and expanded into a Deer Park Development Code. The character and location of future development should be guided by City codes that are consistent with the Comprehensive Plan.
- Economic Development Plans: The Downtown Revitalization Plan, Land Use Plan, Transportation Plan, and Urban Design Plan in particular address how the City should create the conditions and direct growth for current and future economic development. Capture and transfer of value in Deer Park must be optimized through adherence to the recommendations in these plan elements. The Long Range Planning Committee should consult the Plan in considering where development should be located, how it should be directed, and the resulting impact on the City.
- Historic Preservation Planning: The Land Use Plan provides information on how the unique character of each District impacts the planning approach in that area. The character influences the planning intent and application for each District, and historic properties and structures should be preserved in a manner consistent with the character and planning approach in the District. The Urban Design Plan defines Deer Park's identity through its public streetscape and built environment. Historic properties should be preserved and enhanced in ways that complement the Urban Design goals of contributing to the overall form, scale, and visual character that define Deer Park's identity and unique sense of place.
- Parks, Recreation, and Open Space Plan: Decisions regarding open space in Deer Park should expand from a system-based approach, as outlined in the Parks, Recreation, and Open Space Plan element. Meaningful public spaces should form a network, and recommendations for sites of block parks, neighborhood parks, and community parks are each illustrated on maps included in the Parks, Recreation, and Open Space Plan. Much like the Public Facilities and other items,

decisions about open space should be made in reference to benchmarks that are denominated in units of future population and service ratios.

- **Public Facilities Plan:** The Facilities Plan element offers benchmarks to guide Deer Park in order to ensure that provision of fire and police services expands as the City grows. Ratios of staff to residents at current population levels, 2030 levels, and build out levels in comparison to exemplary cities provide staffing guidance for the Long Range Planning Committee and the City. Maps of service zones should also serve the Committee in decisions about locations of future emergency response stations.
- **Taxes, Annual Municipal Budget:** The Tax Gap Analysis in the Assessments element and the Revised Tax Gap Analysis address Deer Park's financial vitality based on the City's tax rate, population, and cost of government per capita (level of service). In order to support the City's population through an adequate level of provision of City services and attract growth, the city must seek to provide non-residential land uses to a degree that the resulting additional tax contribution closes the tax gap.
- **Zoning Ordinance:** In the process of reviewing items, the Committee should evaluate based on the vision established in the Land Use Plan that details how zoning categories apply to each of the Districts. Use Qualifications are provided in tabular form, with each zoning category assigned a qualification of Recommended, Conditional, or Not Recommended.

Comprehensive Plan Updates and Amendments

Updates

The Deer Park Comprehensive Plan should be updated regularly to address the changes to the City's context as growth continues and to ensure continued movement toward reaching long range goals. The following benchmarks are advisable for determining need for update of the Comprehensive Plan:

- **Time following adoption.** It is recommended that the Plan be updated at least every five years.
- **Attainment of population benchmarks.** If population growth fluctuates significantly, causing attainment of the 2030 projection or build-out projection prematurely, it is recommended that the City perform a Plan Update.
- **Change in economic conditions.** Should the economic base for the community change, due to significant growth in a new market sector or significant change in the employment base, a Plan Update should be performed.
- **Natural or unforeseeable change to the development environment.** Should such events occur, such as natural or man-made disasters (hurricanes, tornadoes, petrochemical); a Plan Update should be performed.

The following process should be implemented when the City is preparing for a Comprehensive Plan Update:

- **Selection Committee:** The City Council should appoint members to a Selection Committee, which will be responsible for coordinating the process of selecting the team to update the Plan.
- **Request for Qualifications/Request for Proposal (RFQ/RFP):** City staff should prepare the RFQ/RFP in accordance with the City Charter and/or ordinances for content of such an update, as well as for notification, evaluation, and consultant selection process for City-funded projects.
- **Resource Allocation for the Comprehensive Plan Update:** The City Manager, under the oversight of the City Council and Mayor, should allocate sufficient City resources for long range planning for Deer Park. Just as it would be appropriate to allocate resources sufficient for various planning projects, it is recommended that the Deer Park Comprehensive Plan be retained as an

item in the annual budget, to permit accrual of such funds necessary for constructing and/or updating the Comprehensive Plan.

Amendments

Occasionally it may be necessary to amend the Comprehensive Plan. Other than grammatical or typographical corrections, each and every amendment to the Comprehensive Plan, including the Vision Plan, Plan Elements, or the Implementation Strategy should require:

- Recommendation: The Long Range Planning Committee should present its recommendation at a Planning and Zoning (P&Z) Commission (public) meeting regarding the particular amendment.
- Opinion: City staff should present its opinion at a P&Z Commission (public) meeting. This may be an additional P&Z meeting or the same meeting at which the Long Range Planning Committee makes its recommendation.
- P&Z Meeting: At minimum, one additional P&Z (public) meeting should take place, during which meeting the P&Z Commission makes its recommendation to City Council.
- City Council Meeting: The City Council should hold at least one council hearing regarding the proposed amendment.

Place holder